THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
1312 Sixth Avenue, North
Nashville, TN 37208

BILL GARRETT, Davidson County
Trans: T20110060477 DEEDWARR
Recvd: 09/29/11 09:10 2 pgs
Fees: 13.00 Taxes: 74.00
20110929-0075356

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $20,000.00.

Mike Christian
Affiant

Sworn to and subscribed before me this 28th day of September, 2011.

NOTARY PUBLIC

My Commission Expires: 5-20-14

ROBERT F. SPANN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Mike Christian	Same	09103000600
4291 Gourley Road		
Pegram, TN 37143		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **William Thomas Buttrey**, Administrator of the Estate of Bertha L. Buttrey, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Michael Christian**, hereinafter called "Grantee", his heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lots Nos. 1306 and 1308, Block 45, Plan No. 2, West Nashville, as of record in Book 57, page 172, Register's Office for Davidson County, Tennessee

Said Lots Nos. 1306 and 1308 of Block 45 front together 50 feet on the southerly side of California Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Ellis Buttrey and Bertha T. Buttrey, by deed from Sam Rosenberg and Eva Garfinkle, of record in Book 3896, page 761, Register's Office for Davidson County, Tennessee.

At the time Ellis Buttrey and Bertha T. Buttrey took title to the above-described property, they were husband and wife; the said Bertha T. Buttrey having since died and having been predeceased by Ellis Buttrey.

William Thomas Buttrey executes this deed by authority granted by order of the Probate Court for Davidson County, Tennessee, of record as Instrument No. 20110921-0075355, Register's Office for Davidson County, Tennessee.

This is improved property known as 5403 California Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns forever; and Grantor does covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind myself, my heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 28TH day of September, 2011.

William Thomas Buttrey

WILLIAM THOMAS BUTTREY
Administrator of the Estate of
Bertha L. Buttrey, deceased

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **William Thomas Buttrey, Administrator of the Estate of Bertha L. Buttrey**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 28TH day of September, 2011.

ROBERT F. SPANN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Robert F Spann

NOTARY PUBLIC

My Commission Expires: 5-2-14