BILL GARRETT, Davidson County
Trans:T20120007047 DEEDWARR
Recvd: 01/30/12 13:51 3 pgs
Fees:18.00 Taxes:510.60
20120130-0008352

THIS INSTRUMENT PREPARED BY: ROBERT J. HAZARD **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27TH DAY OF JANUARY, 2012. NOTARY PUBLIC MY COMMISSION EXPIRES: 3-9-13

IVA J. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

Address New Owner As Follows: Rocelyn E. McDonald and Edith A. Hopkins 104 Buckingham Ct Goodlettsville, TN 37072	Send Tax Bills To: F&M Bank P.O. Box 451 Clarksville, TN 37041	Map-Parcel Number: 02607016600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARGARET DEBORAH DAVIS AND JOE ARNOLD JONES, CO-EXECUTORS OF THE ESTATE OF EVA GAIL BUTTERWORTH**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **ROCELYN E. MCDONALD AND EDITH A. HOPKINS**, tenants in common with the right of survivorship, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, Lot No. 244 on the Plan of Windsor Green, Phase II, of record in Plat Book 6900, page 549, Register's Office for Davidson County, Tennessee. Reference to said Plan is herein made for a more complete description.

Being the same property conveyed to John Hunter Butterworth and wife, Eva Gail Butterworth, by deed dated February 28, 1990, from Phillips Builders, Inc., recorded on

March 15, 1990, in Book 8065, page 715, Register's Office for Davidson County, Tennessee. The said John Hunter Butterworth died May 12, 2011 and the said Eva Gail Butterworth died August 12, 2011 as a resident of Sumner County, Tennessee. Pursuant to the terms of her will recorded in the Chancery Court for Sumner County, Tennessee, Probate Division as Docket No. 2011PR-432, subject property was devised to Estate of Eva Gail Butterworth, Margaret Deborah Davis and Joe Arnold Jones, as Co- Executors.

Let it be known that. Margaret Deborah Davis is one and the same as Margaret D. Davis.
LeLet it be known that Joe Arnold Jones is one and the same as Joe A. Jones.
A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2012 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 6900, page 549, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions for Windsor Green Services Association of record in Book 6406, page 929, and By-Laws in Book 6406, page 942, said Register's Office.

This is improved property known as: **104 Buckingham Ct. Goodlettsville, TN 37072.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we covenant with the said Grantees 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 25th day of January, 2012.

ESTATE OF EVA GAIL BUTTERWORTH

By: Margaret D Davis

MARGARET DEBORAH DAVIS, CO-EXECUTOR

BY: _____

JOE ARNOLD JONES, CO-EXECUTOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARGARET DEBORAH DAVIS, CO-EXECUTOR,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of January, 2012.

ROBERT C. HAZARD STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public

My Commission Expires: 11/4/2013

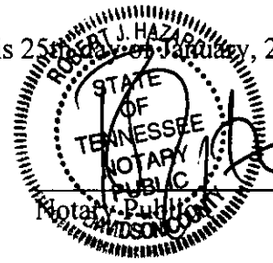
475140.1/200738

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOE ARNOLD JONES, CO-EXECUTOR,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of January, 2012

(Seal)



Notary Public

My Commission Expires: 6/4/2013