OWNER/RESPONSIBLE TAXPAYER:
Builders Exchange of Tennessee, Inc.
P.O. Box 226
Knoxville, TN 37901

Tax I.D. No. 118-08-0-034.00

THIS INSTRUMENT PREPARED BY:
Tennessee Valley Title Insurance Co.
800 S. Gay Street, Suite 1700
Knoxville, TN 37929
File No. 131997

SPECIAL WARRANTY DEED

THIS INDENTURE made as of the 18th day of November, 2013, between CHESTER A. BUTLER, III and wife, BARBARA G. BUTLER, First Parties, and BUILDERS EXCHANGE OF TENNESSEE, INC., a Tennessee corporation, Second Party:

WITNESSETH

THAT SAID FIRST PARTIES, for and in consideration of the sum of TEN NO/100 ($10.00) DOLLARS, and other good and valuable consideration, to them in hand paid by said Second Party, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do by these presents grant, bargain, sell and convey unto Second Party, the real property described as follows:

> SITUATED in Davidson County, Tennessee, and being Lot No. 151 on the Plan of Grandview Heights as recorded in Book 161, pages 14 and 15, in the Register's office for Davidson County, Tennessee, said Lot No. 151 fronts 50 feet on the easterly side of Winford Avenue and runs back between parallel lines 150 feet to an alley.
>
> BEING the same property conveyed to Chester A. Butler, III and Barbara G. Butler by Quitclaim Deed from The Butler Company, Inc., dated March 27, 2009, and recorded as Instrument No. 20090401-0029177, in the Davidson County Register's Office.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD the same unto the Second Party, its successors and assigns, together with all of the rights and interest thereunto belonging, in fee simple.

This conveyance is made subject to 2013 taxes, which shall be prorated as of the date of closing, and which Second Party assumes and agrees to pay, and the matters set forth herein.

BILL GARRETT, Davidson County
Trans:T20130099315 DEEDWARRSP
Recvd: 11/22/13 11:44 4 pgs
Fees:23.00 Taxes:1274.65
20131122-0120471

First Parties covenant that they are lawfully seized in fee simple of the premises and that they have a good and lawful right to sell and convey the same. First Parties further covenant that they will warrant and defend the title to said premises unto the Second Party, its successors and assigns, against the lawful claims of all parties claiming by, through, or under the First Parties, but no further or otherwise.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, or the masculine, feminine or neuter gender, as the case may demand.

IN WITNESS WHEREOF, the said First Parties hereunder have executed this instrument as of the day and year first above written.

Chester A. Butler, III

Barbara G. Butler

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, CHESTER A. BUTLER, III and wife, BARBARA G. BUTLER, the within named bargainors, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of November 2013.

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY

My Commission expires: 1-24-15

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 344,500.00.

Affiant for BXTN

Subscribed and sworn to before me this 20 day of Nov, 2013.

Notary Public

My Commission Expires: 4-24-2017

SUZETTE BYRD
STATE OF TENNESSEE NOTARY PUBLIC
BLOUNT COUNTY

EXHIBIT "A"

1. Matters depicted or disclosed by map recorded in Book 161, pages 14 and 15, in the Davidson County Register's Office.