BOOK 4559 PAGE 362

Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
3829 Cleghorn Ave., Nashville, Tenn.

WARRANTY DEED

ATC-167789

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
14D-38429	Mr/Mrs George T. Butterworth same as below	Security Federal S & L Assn' 500 Union Street Nashville, Tennessee 37219
FIELD BOOK NUMBER(S) 14-0-117	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 7400 Bidwell Road	LOAN OR ACCOUNT NO. PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF THE COUNTY REFERRED TO BELOW.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note dated March 19, 1969, in the original principal sum of $19,000.00, payable to Security Federal Savings & Loan Association in monthly installments of $140.41, including interest at 6% per annum plus a 1½% service fee, and being secured by a deed of trust executed by Bernice R. Duke and wife to Everett A. Covington, Jr., Trustee, of record in Book 4318, page 863,

BERNICE R. DUKE and wife, LILLIAN M. DUKE

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto GEORGE T. BUTTERWORTH and wife, MAMIE SUE BUTTERWORTH

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 54 as shown on a survey of Division No. 2, H. T. Hays Tract, described according to a survey made by D. E. Boner and E. Medlin, December 20, 1963, as follows:

Beginning at a point in the northeast margin of Bidwell Road, 6,807 feet from the margin of Old Clarksville Pike; thence north 59° east 645.6 feet to a point; thence south 87°15' east 219.3 feet to a point; thence south 59° west 825.6 feet to a point in the northeast margin of Bidwell Road; thence with the margin of the same north 31° west 125 feet to the beginning, containing 2.06 acres, more or less.

Being the same property conveyed to Bernice R. Duke and wife, Lillian M. Duke, by deed from Guy Bates and wife, Clara J. Bates, as of record in Book 4315, page 118.

This conveyance is made subject to: (1) Restrictions of record in Book 1247, page 499; (2) Easement for right-of-way of Bidwell Road lying within boundaries of subject premises.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as shown above.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 24th day of November, 1971.

Lillian M. Duke

Bernice R. Duke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named

Bernice R. Duke and wife, Lillian M. Duke

the bargainor(s) with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 24th day of November, 1971.

Reau E. Folk Jr.
Notary Public

My commission expires: July 23, 1974.

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,478.47

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF November, 1971

MY COMMISSION EXPIRES: July 23, 1974. (AFFIX SEAL)

Notary Public

WARRANTY DEED
REF: VS

FROM BERNICE R. DUKE AND WIFE

TO GEORGE T. BUTTERWORTH & WIFE

B 40550

IDENTIF. REFERENCE

DEC 8 10 09 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File Reau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

DEC-8- CONV 32,478.47
DEC-8- STAX A* 84.50
DEC-8- PRFEE
DEC-8- WDEED and* 4.00 * 89.00

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public