MAIL TO
Action Realty
1606 Murfreesboro Rd
Nash. Tenn
37217

BOOK 4778 PAGE 504

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $13,000.00

Jerry Butler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF December 1973.

Harold L. Helton
Notary Public

MY COMMISSION EXPIRES: 8-26-1974
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

THIS INSTRUMENT WAS PREPARED BY

Action Realty Co. (NAME) 1606 Murfreesboro Rd. Nashville, Tenn. (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry D. Butler (NAME)	National Mortgage Company (NAME)	3D 58778
461 Cedarcliff Dr. (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	Map 96-10
Antioch, Tennessee (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38118 (CITY) (STATE) (ZIP)	Par 102

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Thomas O. Coleman, Jr. et ux Freda C. Coleman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry D. Butler et ux Judith A. Butler

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in the 3rd Civil District of Davidson County, Tennessee, being Lot No. 252 on the plan of Clover Hill, Section No. 5, as of record in Book 2133, page 88, Register's Office for said County.

SAID Lot No. 252 fronts 90.0 feet on the southerly side of Teakwood Drive and runs back 156.5 feet on the westerly line and 150.0 feet on the easterly line to a dead line, measuring 90.0 feet thereon.

BEING the same property conveyed to O. D. Campbell and wife, Marguerite Campbell, by deed from Harry Joe Hendricks and wife, Helen Hendricks of record in Book 3162, page 119, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 2145, Page 262, made applicable by instrument of record in Book 2273, page 88, easements and setback lines as set forth on the above plan of record.

It is agreed and understood that the escrow account in connection with said indebtness is hereby transferred to grantees. Insurance on said property is transferred to said grantees.

This is unimproved ( ) improved (X) property, known as 2923 Teakwood Drive, (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) (Postal Zip)

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 do 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 we do further covenant and bind ourselves, our heirs and representatives, 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 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 our hand s this 29 day of December, 1973

Thomas O. Coleman Jr. Freda A. Coleman

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Harold L. Shelton, a Notary Public in and for said County and State, the within named Thomas O. Coleman, Jr. et ux Freda C. Coleman

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 29 day of December, 1973

Commission expires 8-8-1977

Harold L. Shelton
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Thomas O. Coleman, Jr. et ux

TO
Jerry D. Butler et ux

C 37481

IDENTIF. REFERENCE

JAN 7 8 22 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN-7	CONV	13,000.00		
JAN-7	STAX		A*	33.80
JAN-7	PRFEE		A*	.50
JAN-7	MDEED		A*	4.00
			*	38.30