BOOK 4810 PAGE 961

WARRANTY DEED

This Instrument Was Prepared By
Dewey A. Pedigo (ES)
Of The Law Firm Pedigo & Sandon
Stahlman Building, Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
JOE N. BUTLER ET AL (NAME)	Lamms & Nettleton Comp. (NAME)	118-7
2809 Bransford Avenue (STREET ADDRESS OR ROUTE NUMBER)	3200 PACIFIC AVE. (STREET ADDRESS)	154
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	VIRGINIA BEACH (CITY) VIRGINIA (ZONE) (STATE)	BH 3150

FOR AND IN CONSIDERATION of the sum of Twenty Four Thousand and no/100----------
----------($24,000.00)---------- Dollars,

of which $14,714.07 has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder, JOE N. BUTLER AND LEO ECKHARDT have assumed and agree to pay the unpaid balance of $9,285.93 of an original indebtedness of $10,400.00 secured by deed of trust in Book 4091, page 982, Register's Office for Davidson County, Tennessee.

We, BEN L. HIX and wife, PATRICIA R. HIX

have this day bargained and sold, and do hereby transfer and convey unto the said JOE N. BUTLER and LEO ECKHARDT, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 27 of Block "C" on the Map of Berry Hill Gardens, as of record in Book 1130, page 36, Register's Office for said County.
Said Lot fronts 78.5 feet on the westerly side of Bransford Avenue and runs back between parallel lines 130 feet to a dead line.

Being the same property conveyed to Ben L. Hix and wife, Patricia R. Hix, by deed from Robert C. Weaver, Secretary of Housing and Urban Development, of record in Book 4091, page 979, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 24,000.00

Subscribed and sworn to before me, this the 30 day of April 19 74

Affiant Lee Eckhardt

My commission expires: 2/8/78 (Affix Seal)

Notary Public DAVID W. ELLIS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This is unimproved ( ) improved (X) property, known as 2809 Bransford Avenue Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said JOE N. BUTLER and LEO ECKHARDT, their (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said JOE N. BUTLER and LEO ECKHARDT, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness OUR hand S this 30TH day of APRIL 19 74, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

X Ben L. Hix

X Patricia R. Hix

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, D. W. Ellis, a Notary Public in and for said County and State, BEN L. HIX and wife, PATRICIA R. HIX

the within named bargainors, 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 30 day of April, 19 74

D. W. Ellis
Notary Public

Commission expires 2/8/78

DAVID W. ELLIS NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

G-223555

WARRANTY DEED

FROM

BEN L. HIX ET UX

TO

JOE N. BUTLER AND
LEO ECKHARDT

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201

C 52288

IDENTIF. REFERENCE

MAY 1 8 22 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

MAY-1 74	CONV	24,000.00			
MAY-1 74 S TAX			A*	62.40	
MAY-1 74 PB FEE			A*	.50	
MAY-1 74	W DEED		A*	4.00	* 66.90