This Instrument Was Prepared By
Owen W. Pedigo
Of The Law Firm Pedigo & Sandon
Stahlman Building: Nashville, Tennessee

BOOK 4950 PAGE 73

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Betty Ann Lawrence (NAME:)	Fidelity Mortgage Co. (NAME:)	Map 118-5-A
940 Yale Lane (STREET ADDRESS OR ROUTE NUMBER)	P.O. B. 1286 (STREET ADDRESS)	Par 40
Nashville Tenn. (CITY) (P. O. ZONE) (STATE)	Jackson Mississippi Tenn. (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book _____, page _____, Register's Office for Davidson County, Tennessee,

Judy K. Ellis, now Butner, and husband, Frederick R. Butner, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Betty Ann Lawrence, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being a certain building site or lot, designated as No. 12-B, and further identified as Parcel No. 40 on Property Map No. 118-5-A, as shown on the Revised Plan of St. Martin Square, as of record in Book 4460, page 186, Register's Office for Davidson County, Tennessee, to which said plan reference is here made for a complete description of said lot.

Being the same property conveyed to Judy K. Ellis (now Butner) by deed from St. Martin, Inc. of record in Book 4711, page 725, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE of said property is made expressly subject to the following:

1. Said premises are restricted by all the requirements, conditions, easements, assessments, liens, uses, restrictions, limitations, burdens, and other undertakings, including the rights and interest of other owners within St. Martin Square, and including also the requirement that all owners of lots within St. Martin Square be members of the St. Martin Square Association, subject to assessment for the payment of costs incident to the maintenance of Common Areas, exterior maintenance of the buildings belonging to the members, and the administrative expenses of the Association, and providing for a lien to secure the payment thereof, which is secondary to any first mortgage, all as contained in an instrument executed by St. Martin, Inc., dated May 22, 1972, and recorded in Book 4611, page 682, and as amended in Book 4710, page 244, Register's Office for Davidson County, Tennessee, which said instruments are included in this deed by reference and made a part hereof of the same as though copied fully herein.
2. Easements, access limitations, conditions of the owner's certificate, and dedication of Common Areas as shown on the Revised Plan of St. Martin Square, of record as aforesaid.
3. The fee title herein conveyed shall not extend beyond the individual lot line, or upon any road, walkway, parks, playgrounds, or other common property, and the fee title to such common property (designated "Common Area" on the Revised Plan of St. Martin Square) is vested in St. Martin Square Association for the common enjoyment of all residents in St. Martin Square.
4. Taxes for the current year which have been prorated and assumed by the Grantee herein.
5. It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchaser. Insurance on said property is transferred to said purchaser.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ [illegible]

Subscribed and sworn to before me, this the 28 day of August 19 75

Affiant

My commission expires: 8-6-1977
(Affix Seal)

Notary Public

D. L. SHELTON NOTARY PUBLIC DAVIDSON COUNTY, TENN. LARGE

This is improved property known as Unit No. 118, 940 Gale Lane, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcels of land, together with appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns forever; and Judy K. Ellis Butner and husband, Frederick R. Butner, does covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, has 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 Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hands this 29th day of August, 1975, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Frederick R. Butner

Judy K. Ellis Butner

D 15162 ← REFERENCE FOR REGISTER'S OFFICE DAVIDSON COUNTY, TENN. 11 10 AM '75

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Harold L. Shelton, a Notary Public of the State and County aforesaid personally appeared, Judy K. Ellis Butner and husband Frederick R. Butner, with whom I am personally acquainted, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28 day of August, 1975.

Harold L. Shelton
Notary Public

HAROLD L. SHELTON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires;
8-8-1977

SEP 11 75	CONV	19,600.00			
SEP 11 75 S'TAX			A*	50.90	
SEP 11 75 S'TAX			A*	.06	
SEP 11 75 PR'FEE			A*	.50	
SEP 11 75	W'DEED		A*	4.00	
SEP 11 75	MISC		A*	.20	* 55.66