This instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

WARRANTY DEED

BOOK 5018 PAGE 140

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Ruth N. Butler (NAME)	Emigrant Savings Bank (NAME)	Map 120-1
738 Winthorne Drive (STREET ADDRESS OR ROUTE NUMBER)	5 East 42nd Street (STREET ADDRESS)	Parcel 46
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	New York, N.Y. 10017 (CITY) (ZONE) (STATE)	2DA-43777

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- ($10.00) ---------- *Dollars,*

cash in hand paid by Ruth N. Butler, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Ruth N. Butler assumes and agrees to pay the unpaid balance of an original indebtedness of $15,400.00, secured by Deed of Trust of record in book 3559, page 595, Register's Office for Davidson County, Tennessee.

We, Virgil McCool and wife, Erline McCool

have this day bargained and sold, and do hereby transfer and convey unto the said Ruth N. Butler

her

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being lot No. 349 on the Plan of Glengarry Park, Section 3, of record in book 2900, page 25, Register's Office for said County.

Said lot No. 349 fronts 90 feet on the northeasterly side of Winthorne Drive and runs back between parallel lines 200 feet to a dead line in the rear, on which it measures 90 feet.

Being the same property conveyed to Virgil McCool and wife, Erline McCool, by deed from Carmen K. Kincaid, of record in book 4942, page 493, Register's Office for said County.

This conveyance is subject to a 10-foot easement for public utilities, a 80-foot building set-back line from Winthorne Drive, and conditions of owner's certificate, as shown on plan of record in book 2900, page 25, Register's Office for Davidson County, Tennessee, also subject to restrictive covenants contained in an instrument of record in book 2960, page 5, book 2796, page 604, and book 1788, page 349, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is: $ 39,433.35

Subscribed and sworn to before me, this the 22nd day of April 19 76

Affiant: x Ruth N. Butler

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

Notary Public: Mary W. Wheeler

This is unimproved ( ) improved (X) property, known as 738 Winthorne Drive, 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 Ruth N. Butler

her

(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* Ruth N. Butler

her

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 20th *day of* April *, 19* 76 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x Virgil McCool

x Erline McCool

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Emery, a Notary Public in and for said County and State, Virgil McCool and wife, Orline McCool

the within named 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 20th day of April, 1976.

Commission expires 4/25/76

Mary Emery
Notary Public

MARY EMERY NOTARY PUBLIC AT LARGE

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.....

APR 23 76 CONV 34,433.35
APR 23 76 S'TAX B* 89.44
APR 23 76 PR'FEE B* .50
APR 23 76 W'DEED B* 4.00 * 93.94

PLEASE RETURN TO
CHICAGO TITLE INSURANCE CO.
AMERICAN TITLE DIVISION
NASHVILLE, TENN. 37201

WARRANTY DEED

FROM
Virgil McCool et ux

TO
Ruth N. Butler

D 46001

IDENTIFICATION REFERENCE

APR 23 11 04 AM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238