BOOK 5022 PAGE 215

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billie Jo Edlin P/K/A	Commerce Union Bank	Map 159
Billie Jo (NAME) Spears	Mortgage Division (NAME)	Parc 15
5641 Granny White Pike (STREET ADDRESS OR ROUTE NUMBER)	400 Union Street	FH 02280
Nashville, TN 37220 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

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, LARRY BUTLER AND WIFE, JANET S. BUTLER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BILLIE JO EDLIN P/K/A BILLIE JO SPEARS

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

[SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A AND MADE A PART HEREOF AS FULLY AS THOUGH SET FORTH HEREIN]

D 47810

IDENTIFICATION REFERENCE

MAY 5 2 41 PM '76

REGISTER DAVIDSON COUNTY, TENN.

MAY-5%	CONV	81:926.15			
MAY-5%S'TAX			B*	212.94	
MAY-5%PR'FEE			B*	.50	
MAY-5%	W'DEED		B*	6.00	* 219.44

This is improved (X) / unimproved ( ) property, known as 5641 (House Number) Granny White Pike, (Street) Nashville, TN 37220 (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 successors, assigns 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 hands this 4th day of May, 1976

Larry Butler

Janet S Butler

BOOK 5022 PAGE 216

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Sonya S Piper, a Notary Public in and for said County and State, the within named LARRY BUTLER AND WIFE, JANET S. BUTLER, 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 4th day of May, 19 76

Commission Expires: 12/6/77

Sonya S Piper
Notary Public

STATE OF)

COUNTY OF)

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 purpose 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 ___ day of _____, 19__.

My Commission Expires: _____

_____
Notary Public

WARRANTY DEED

FROM
LARRY BUTLER AND WIFE,
JANET S. BUTLER,

TO
BILLIE JO EDLIN P/K/A
BILLIE JO SPEARS

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 81,926.15

Eighty-One Thousand Nine Hundred Twenty-Six and 15/100 Dollars

Subscribed and sworn to before me this day of May, 1976

Billie Jo Edlin P/K/A Billie Jo Spears

Sonya S Piper
Notary Public

My Commission Expires: 12/6/77

EXHIBIT A

Land in the 7th Civil District of Davidson County, Tennessee, being Lot No. 1 on the Plan of Hargett Heights, as of record in Book 4595, page 142, Register's Office for said County, to which plan reference is made for a more complete description.

INCLUDED in the above described property, but EXPRESSLY EXCLUDED from this conveyance is the following described tract of land:

BEGINNING at a point in the center line of Granny White Pike 933.45 ft. northerly from the intersection of the center lines of said Pike and Old Hickory Blvd. as measured along the center line of said Pike, said point being the northeast corner of the tract of land conveyed to James I. Trotter, Jr., and wife, Mildred Elder Trotter, by deed from John W. Beasley, of record in Book 2440, page 23, Register's Office for Davidson County, Tennessee; thence North 87° - 06' - 03" West 304.62 ft. to a steel pin; thence North 2° - 53' - 57" East 4.55 ft. to a steel pin; thence South 86° - 14' - 43" East 304.65 ft. to the point of beginning, being .02 acres, more or less.

BEING the same property conveyed to Larry Butler, by deed from Stephen C. Sloan and wife, Brenda F. Sloan, of record in Book 4890, page 949, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants contained in instrument of record in Book 2039, page 182; easement for right of way of Granny White Pike lying within boundaries of the premises, and 1976 taxes which have been prorated and are assumed by grantees.

This conveyance is further subject to that certain note in the original principal amount of $65,000.00 dated March 2, 1973, to the Commerce Union Bank, Nashville, Tennessee secured by a deed of trust dated March 2, 1973, of record in Book 4687, page 216, Register's Office for Davidson County, Tennessee, which obligations under said note and deed of trust are expressly assumed by grantees by acceptance of this deed and in part consideration for this conveyance.

Janet S. Butler joins in this deed for the purpose of disclosing any interest she might have in the premises.