This instrument was prepared by Mildred Southgate, Attorney at Law, 3815 Cleghorn Ave., Nashville, Tennessee 37215.

BOOK 5042 PAGE 165

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SAMUEL ARTHUR BUTTS, III,	etux same	Map 116-15
(NAME) 432 Lynn Boulevard	(NAME) same	Parcel 97
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN	(STREET ADDRESS)	BM 1190
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ---------- ($10.00) ---------- *Dollars,*

cash in hand paid by the said Grantees, hereinafter named and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, G. PHILIP ANDERSON and wife, MARY S. ANDERSON, hereinafter called the Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said SAMUEL ARTHUR BUTTS, III and wife, LINDA ROSS BUTTS, herein called the Grantees,

their ~~XXXXXX~~, *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being part of Lot No. 105 on the Map of Royal Oaks Land Company's Subdivision, of the Baker Tract, of record in Book 421, Pages 102 and 103, Register's Office for said County, described according to a survey by U. B. Southgate, Surveyor, as follows:

BEGINNING at a point in the easterly margin of Lynwood Boulevard, said point being 55 feet south of the line between Lots No. 104 and 105; thence easterly parallel with the line between said lots, 364 feet, more or less, to a point; thence southerly 100 feet, more or less, to a point; thence westerly 357 feet, more or less, to the easterly margin of Lynwood Boulevard; thence with the margin of the same northerly 100 feet to the beginning.

Being the same property conveyed to G. Philip Anderson and wife, Mary S. Anderson by deed from William Howard Landis, Jr., and wife, Judith N. Landis, of record in Book 4569, Page 599, Register's Office for said County.

This conveyance is made subject to restrictive covenants contained in an instrument of record in Book 1357, Page 505, said Register's Office; setback lines, easements and other limitations as shown on the plan of record in Book 421, Pages 102 and 103, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 55,500.00

Subscribed and sworn to before me, this the 2nd day of July, 1976

Affiant

My commission expires: Nov 26, 1979 (Affix Seal)

Notary Public

This is unimproved ( ) improved ( ) property, known as ..... (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 Grantees, their ~~XXXXXX~~, *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.,* except as stated herein and 1976 taxes which have been pro-rated and assumed by the said Grantees. We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their ~~XXXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 2nd *day of* July, 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.*

G. Philip Anderson
(G. Philip Anderson)

Mary S. Anderson
(Mary S. Anderson)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *a Notary Public in and for said County and State,* G. Philip Anderson and wife, Mary S. Anderson

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 ..... Tennessee
this 2nd *day of* July, *19* 76

Notary Public

Commission expires 02-26-1979

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 .....

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

WARRANTY DEED

FROM

G. PHILIP ANDERSON, etux

TO

SAMUEL ARTHUR BUTTS, III, etux

D 56848

ORIGINAL REFERENCE

JUL 6 10 15 AM '76

REGISTER
DAVIDSON CO., TENN.

JUL-6 76 CONV 55,500.00
JUL-6 76 S'TAX B* 144.30
JUL-6 76 PR'FEE B* .50
JUL-6 76 W'DEED B* 4.00 * 148.80

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS