FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 16,430.42

James S. Butner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF August 19 76

Notary Public

MY COMMISSION EXPIRES: 1/23/78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zack Cheek & James S. Butner (NAME)	Guaranty Mortgage Company (NAME)	
413 Welchwood Drive (STREET ADDRESS OR ROUTE NUMBER)	1st American Center (STREET ADDRESS)	Map 80-8
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37237 (CITY) (STATE) (ZIP)	parcel 167

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, Madell H. Halpin et ux Elva M. Halpin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Zack Cheek and James S. Butner

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

LAND in Davidson County, Tennessee, being Lot No. 140 on the Plan of Bordeaux Hills, Section 3, of record in Book 3600, page 34, Register's Office for said County.

SAID Lot No. 140 fronts 55 feet on the easterly side of Lagrange Drive and runs back between parallel lines 120 feet to a dead line.

BEING the same property conveyed to Madell Henry Halpin et ux Elva Maxine Halpin as of record in Book 4292, page 25, Register's Office, Davidson County, Tennessee.

Grantees herein agree to assume and pay the first mortgage payable to Guaranty Mortgage Company as of record in Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictions and easements as of record in Register's Office for said County.

Madell H. Halpin and Madell Henry Halpin are one and the same person.
Elva M. Halpin and Elva Maxine Halpin are one and the same person.

unimproved ( ) This is improved (X) property, known as 3208 LaGrange Drive, Nashville, Tennessee 37218
(House Number) (Street) (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 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 hand s this 21st day of August, 19 76

Madell H. Halpin

Madell H. Halpin

Elva M. Halpin

Elva M. Halpin

BOOK 5061 PAGE 295

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Madell H. Halpin et ux Elva M. Halpin

the 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 21st day of August 1976

Commission expires 1-29-79

Earline M. Fields
Notary Public

STATE OF TENNESSEE
Davidson County

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 purposes 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 the _____ day of _____, 19____

My commission expires _____

_____
Notary Public

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WARRANTY DEED

FROM
Madell H. Halpin et ux

TO
Elva M. Halpin

Zack Cheek and

James S. Butner

IDENTIF. REFERENCE

AUG 24 8 47 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

File Book # 12

AUG24'76	CONV	16,430.42			
AUG24'76	S'TAX		B*	42.64	
AUG24'76	PR'FEE		B*	.50	
AUG24'76	W'DEED		B*	4.00	* 47.14