WARRANTY DEED

BOOK 5109 PAGE 603

IDENTIF. REFERENCE

JAN 27 1 32 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 17000.00

John J. Butterworth Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November, 1976.

Mildred K. Woodard
Notary Public

MY COMMISSION EXPIRES My Commission Expires Jan. 22, 1979
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Law offices of J. K. Woodard, 223 Madison St., Madison, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John J. Butterworth et ux (NAME)	Same (NAME)	Map 52-1
771 Oakdell Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 248
Madison, Tennessee (CITY) (STATE) (P. O. ZIP)	(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, Joe L. Wall and Jerry W. Sorani

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John J. Butterworth, Jr. and wife, Audrey Butterworth,

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. 3, Block B, on the Plan of Resubdivision of Power and Roth's Madison Park Subdivision, as of record in Book 843, page 75, Register's Office for said County.

Said Lot No. 3 fronts 50 feet on the easterly side of Oakdell Avenue and extends back between parallel lines 145 feet to a dead line.

Being the same property conveyed to Joe L. Wall and Jerry W. Sorani by deed from Bonnie Moore Riddle, individually and as Administratrix CTA and Nell Moore Anderson, heirs at law of the estate of Brenes A. Moore, of record in Book 5092, page 7, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 771 Oakdell Ave., Madison, Tennessee
(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 hands this 30th day of November 19 76

Joe L. Wall
JOE L. WALL

Jerry W. Sorani
JERRY W. SORANI

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joe I. Wall and Jerry W. Sorani

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 MADISON, TENN. this day of NOVEMBER, 1976

My Commission Expires Jan. 22, 1979 Mildred K. Dillard Notary Public

DILLARD NOTARY PUBLIC LARGE STATE OF TENNESSEE

STATE OF
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 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 the day of , 19

My commission expires Notary Public

JAN27 77 CONV 17,000.00
JAN27 77 S'TAX B* 44.20
JAN27 77 PR'FEE B* .50
JAN27 77 W'DEED B* 4.00 * 48.70

WARRANTY DEED

FROM

Joe I. Wall and Jerry W. Sorani

TO

John J. Butterworth, Jr. et ux

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seizin

Compliments of

Title Associates, Inc.

REPRESENTING

U.S.LIFE TITLE INSURANCE Company of New York