L 22021

WARRANTY DEED

BOOK 5187 PAGE 481

IDENTIF. REFERENCE

AUG 23 12 39 PM '77

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 11,500.00

Randall B. Butler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF August 1977

Notary Public

MY COMMISSION EXPIRES: 5-23-79
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Gwin, Attorney-At-Law, 107 Donelson Pike, Nashville, Tennessee 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randall B. Butler (NAME)	(NAME)	53-3
1506 Hadley Avenue (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Parcel 334
Old Hickory, Tennessee 37138 (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~~ I, Era G. Bradley, a widow,

HEREINAFTER CALLED THE GRANTORS HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Randall B. Butler and wife, Karen T. Butler,

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 the Fourth Civil District of Davidson County, Tennessee, being a part of Lot #196, Section C, Village of Old Hickory, as shown on plan recorded July 16, 1948 in Book 1424, Page 66, in the Register's Office for Davidson County, Tennessee, more particularly described as follows: BEGINNING with an iron pin at the northeast corner of Lot #196 and running thence the following courses and distances: South 0 deg. 47' West 58.0 feet to an iron pin, thence North 89 deg. 13' West 108.2 feet to an iron pin thence North 0 deg. 47' East 58.0 feet to an iron pin, thence South 89 deg. 13'E. 108.2 feet to an iron pin and the point of beginning, containing 0.14 acres, more or less. ALSO, BEGINNING with an iron pin at the southeast corner of Lot #195 and running thence the following courses and distances: North 89 deg. 13' West 108.2 feet to an iron pin, thence North 0 deg. 47' East 5.5 feet to an iron pin, thence South 89 deg. 13' East 108.2 feet to an iron pin, thence South 0 deg. 47' West 5.5 feet to an iron pin and the point of beginning, containing 0.01 acres, more or less.

BEING the same property conveyed to the Grantor Era G. Bradley by deed from E.I. du Pont de Nemours and Company, as of record in Book 1911, Page 486, said Register's Ofc.

Also conveyed herein is a part of Lot #195, Section C, Village of Old Hickory, more particularly described as follows: BEGINNING with an iron pin at the southwest corner of Lot #195 and running thence the following courses and distances: North 0 deg. 47' East 5.5 feet to an iron pin, thence South 89 deg. 13' East 59.0 feet to an iron pin, thence South 0 deg. 47' West 5.5 ft. to a pin thence North 89 deg. 13' West 59.0 feet to an iron pin and the point of beginning, containing 0.01 acres more or less; ALSO, being a part of Lot #196, Section C, Village of Old Hickory, being more particularly described as follows: ***(OVER)

unimproved ( )
This is improved (X) property, known as 1506 Hadley Avenue, Old Hickory, Tennessee 37138
(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 my hand this 10th day of August, 1977

Era G. Bradley

PREPARED FROM INFORMATION AND DOCUMENTS PROVIDED BY THE PARTIES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Era G. Bradley

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tenn. this 21st day of August, 1922

Commission Expires 5-23-79 George T Bernhardt, Notary Public

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

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BEGINNING with an iron pin at the northwest corner of Lot #196 and running thence the following courses and distances: South 89 deg. 13' East 59.0 feet to an iron pin, thence South 0 deg. 47' West 58.0 feet to an iron pin, thence South 89 deg. 13' East 108.2 feet to an iron pin, thence South 0 deg. 47' West 27.0 feet to an iron pin, thence North 89 deg. 13' West 167.2 feet to an iron pin, thence North 0 deg. 47' East 85.0 feet to an iron pin and the point of beginning, containing 0.18 acres, more or less.

BEING the same property conveyed to Era G. Bradley by deed from E.I. du Pont de Nemours and Company, as of record in Book 2017, Page 206, said Register's Office.

This conveyance is made subject to certain easements and restrictions of record in said Register's Office, including but not limited to those found in Book 1911, Page 486, and in Book 2017, Page 206, said Register's Office.

AUG23 77	CONV	26,500.00			
AUG23 77	S'TAX		B*	68.90	
AUG23 77	PR'FEE		B*	.50	
AUG23 77	W'DEED		B*	4.00	* 73.40

WARRANTY DEED
FROM Era G. Bradley
TO Randall B. Butler ETUX
TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Service

Compliments of
Title Associates, Inc.
REPRESENTING
USLIFE TITLE INSURANCE
Company of New York

Old Hickory, Tennessee