BOOK 5216 PAGE 91 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,950.00

Adrienne Crouse
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF OCTOBER 19 77.

Harold Reeves
Notary Public

MY COMMISSION EXPIRES: 6-28-81

(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
Michael Crouse (NAME)	Baker Mortgage Corporation (NAME)	6DA 33001
2700 Hartford Drive (STREET ADDRESS OR ROUTE NUMBER)	2840 Northeast Expressway, #200 (STREET ADDRESS)	119-6
Nashville, TN (CITY) (STATE) (P. O. ZIP)	Atlanta, Ga. 30345 (CITY) (STATE) (ZIP)	255

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, James S. Butner et ux Violet M. Butner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Crouse et ux Adrienne Crouse

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:

BEING Lot No. 24 on the Plan of Hidden Acres, of record in Book 1130, Page 89, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to James S. Butner et ux Violet M. Butner by deed from Sam Ray Staggs et ux Dolores P. Staggs of record in Book 5087, Page 238, Register's Office, Davidson County, Tennessee.

Restrictions of record in Book 1428, Page 565, Book 1394, Page 218 and Book 1432, Page 528, said Register's Office.
Public utility easement; Road easement and building lines of record in Book 1130, PAge 89, said Register's Office.

THIS conveyance is subject to any and all existing easements of record.

This is improved (X) unimproved ( ) property, known as 2700 Hartford Drive (House Number) (Street) Nashville, TN (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 27TH day of OCTOBER, 19 77

James S. Butner — James S. Butner

Violet M. Butner — Violet M. Butner

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James S. Butner et ux Violet M. Butner

the bargainor, 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 27TH day of OCTOBER 19 77

Commission expires 6-28-81

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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) as such and (they), 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 James S. Butner

TO Michael Crouse

IDENTIF. REFERENCE

OCT 31 10 55 AM '77

REGISTER

OCT 31 77	CONV	25,950.00				
OCT 31 77	S'TAX		B*	67.34		
OCT 31 77	PR'FEE		B*	.50		
OCT 31 77	W'DEED		B*	4.00	*	71.84