This instrument was prepared by Milton W. Smith Jr Attorney at Law,
3815 Cleghorn Avenue, Nashville, Tennessee. 37215.

Mail

WARRANTY DEED

BOOK 5225 PAGE 701

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William F. Wernet etux, Anne C.	(same)	Map 145-7
(NAME) 5049 Villa Crest Drive	(NAME)	Parcel 12
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	OH-11782
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------

----------($10.00)---------- *Dollars,*

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

Marjorie R. Butler and husband, Candler W. Butler, hereinafter called Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said

William F. Wernet and wife, Anne C. Wernet, hereinafter called Grantees, their

~~XXXXXXXX~~, *heirs and assigns,*

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

Being Lot No. 13 on the Plan of Villa Estates, as of record in Book 3600, page 66, Register's Office for said County.

Said Lot No. 13 fronts 170.01 feet on the westerly side of Villa Crest Drive and extends back 331.05 feet on the northerly line and 302.78 feet on the southerly line to a dead line, measuring 179.27 feet thereon.

Being the same property conveyed to Marjorie R. Butler by deed from C. P. Wood, Jr. and wife, Frances K. Wood, of record in Book 4591, page 165, said Register's Office.

Said property is subject to the following:

(1) Restrictive covenants of record in Book 3829, page 772, said Register's Office; and

(2) Setback lines, easements, and limitations as shown on plan of record in Book 3600, page 66, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 82,500.00

Subscribed and sworn to before me, this the 21st day of November, 19 77

Affiant

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

Notary Public

This is unimproved ( ) improved (X) property, known as 5049 Villa Crest Drive, Nashville, Tennessee.
(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

~~XXXXXXX~~ (successors),

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 above.

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

~~XXXXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 21st *day of* November, *19* 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Marjorie R. Butler

Marjorie R. Butler

Candler W. Butler

Candler W. Butler

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Marjorie R. Butler and husband, Candler W. Butler

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 Nashville, Tennessee
this 21st *day of* November, *19* 77.

Notary Public

Commission expires November 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.....

WARRANTY DEED

FROM

Marjorie R. Butler, etvir

TO

William F. Wernet, etux.

E 38292

IDENTIF. REFERENCE

Nov 23 8 56 AM '77

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

Compliments of

Madison Title Company

Greenhills Office

Phone 298-2661 3815 Cleghorn Ave.
NASHVILLE, TENN. 37215

Representing

Chicago Title Insurance Company
CHICAGO, ILLINOIS

NOV23'77 CONV 82,500.00
NOV23'77 S'TAX B* 214.50
NOV23'77 PR'FEE B* .50
NOV23'77 W'DEED B* 4.00 * 219.00