78-4-17
FORM NO. WD-1

The transfer tax was previously paid by deed of record in Book 5274, page 820.

BOOK 5278 PAGE 744

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ NONE

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF April, 1978

Notary Public

MY COMMISSION EXPIRES: 11/7/79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, Attorneys, 908 Fidelity Federal Building, Nashville, TN, 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George E. Butler et us (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	80-12-95
4124 West Hamilton Road (STREET ADDRESS OR ROUTE NUMBER)	401 Union (STREET ADDRESS)	13DA 67595
Nashville, Tennessee 37218 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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, Robert F. Lance and wife, Lyde Lance

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GEORGE E. BUTLER AND WIFE, DONNETTA 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:

BEING Lot No. 32 on the Plan of Bordeaux Hills Addition of record in Book 4460, page 9, said Register's Office, described as follows:

SAID Lot No. 32 fronts 55.0 feet on the easterly side of Leawood Drive and extends back 125.0 feet between parallel lines to a dead line in the rear measuring 55 feet thereon.

Being the same property conveyed to Robert F. Lance by deed from Melba E. Brock, unmarried of record in Book 5271, page 512, said Register's Office.

This conveyance is subject to restrictive covenants of record in Book 4495, page 859, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

As part of the above consideration, the Grantees herein assume and agree to pay the unpaid balance owing on a certain note executed by the Grantor herein to Fidelity Federal Savings & Loan Association in the original principal amount of $18,650.00 of record in Book 4701, page 585, said Register's Office.

Lyde C. Lance, the wife of Robert F. Lance joins in this conveyance for the purpose of releasing any rights she may have in the above described property, especially marital rights.

unimproved ( ) This is improved (X) property, known as 3206 LEAWOOD DRIVE (House Number) (Street) (P. O. Address) NASHVILLE, TENNESSEE (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 24th day of April, 19 78

ROBERT F. LANCE

LYDE C. LANCE

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 ROBERT F. LANCE and Lyde C. Lance

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 Nashville, Tennessee, this day of April 1978

Commission expires 11/7/79

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

FILE IN BOX 4

WARRANTY DEED

FROM ROBERT F. LANCE

TO GEORGE E. BUTLER AND WIFE, DONNETTA BUTLER

E 6 2 3 1 3

IDENTIF. REFERENCE

APR 28 8 55 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

APR28'78 MISC B* 4.00 * 4.00

DUPLICATE

Tax paid on this
In the amount of 49.92
on instrument # E60490
recorded in Davidson
County Registers Office
Date 4-28-78
E. Barnes Dep. Reg.