This instrument prepared by:
Jack F. King, Jr., attorney
26th Floor, L & C Tower
Nashville, Tennessee 37219

BOOK 5287 PAGE 812

WARRANTY DEED

| Address New Owner As Follows: | Send Tax Bills To: | Map and Parcel Nos. |
|---|---|---|
| Walter R. Green, Jr.<br>~~3422 Woodmont Boulevard~~<br>Nashville, TN 37215 | Same | 130-2<br>Parcel 17 |

3030 23rd Ave. South

For and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration including the assumption by Desmond E. Eckel, Helen J. Eckel, Deborah J. Green and Walter R. Green, Jr. of the indebtedness evidenced by a note in the original principal amount of $30,400 dated August 20, 1976 and payable to Fidelity Federal Savings and Loan Association and secured by a certain deed of trust from James Franklin Butts and wife Ellen H. Butts to Vaden Lackey, Trustee, dated August 20, 1976 and recorded August 24, 1976 in Book 5061, page 385 of the Register's Office for Davidson County, Tennessee, James Franklin Butts and wife Ellen H. Butts, Grantors, have this day bargained and sold and do hereby transfer and convey unto Desmond E. Eckel, Helen J. Eckel, Deborah J. Green and Walter R. Green, Jr., the Grantees, their heirs and assigns, as joint tenants with right of survivorship, surviving tenant(s) to take the interest(s) of the deceased tenant(s), certain real property in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lots No. 38 and 39 of Block 4 on the Plan of the Courts of Belle Meade, of record in Book 547, page 141, Register's Office for Davidson County, Tennessee.
>
> Said Lots 38 and 39 front together 60 feet on the westerly side of Lasalle Court and run back between parallel lines, 145 feet to a dead line.
>
> Being the same property conveyed to James Franklin Butts and wife Ellen H. Butts by deed of record in Book 5061, page 383, Register's Office for Davidson County, Tennessee.

This is improved property known as 106 Lasalle Court, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees

| | | | | |
|---|---|---|---|---|
| MAY 19 80 | CONV | 58,750.00 | | |
| MAY 19 80 | S'TAX | | B* 152.62 | |
| MAY 19 80 | PR'FEE | | B* .50 | |
| MAY 19 80 | W'DEED | | B* 4.00 | * 157.12 |

their heirs and assigns forever. We hereby covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that it is unencumbered except for the deed of trust mentioned above. We hereby covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns, against the lawful claims of all persons. By accepting this deed the Grantees hereby agree to pay the indebtedness described above.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 19th day of May, 1978.

E 6 6 3 3 7

IDENTIF. REFERENCE

MAY 19 10 44 AM '78

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

James Franklin Butts
JAMES FRANKLIN BUTTS

Ellen H. Butts
ELLEN H. BUTTS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Maxine C Crouch, a Notary Public in and for the County and State aforesaid, personally appeared JAMES FRANKLIN BUTTS and ELLEN H. BUTTS, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, [illegible], this 19th day of May, 1978.

Maxine C Crouch
NOTARY PUBLIC

My Commission Expires: July 22, 1981

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $58,750.00.

Jack F King Jr
AFFIANT

Subscribed and sworn to before me, this 19th day of May, 1978.

Maxine C Crouch
NOTARY PUBLIC

My Commission Expires: July 22 1981