Prepared by: James T. Fugua, Jr. and
919 W. Main Street Hendersonville, Tenn 37075

BOOK 5300 PAGE 751

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry Butler Realty Company (NAME:)	- Same - (NAME:)	map 119-7 par. 119, 125, ~~126, 127, 128,~~ 129
1606 Murfreesboro Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN ($10.00) DOLLARS and other good and valuable consideration the receipt of which is hereby acknowledged ~~including the assumption and agreement to pay an indebtedness~~ evidenced by a deed of Trust of record in Book 4230, Page 311, Register's Office for Davidson County, Tennessee, and the execution of a note and Deed of Trust in the amount of $3,000.00, we Grady Williams, a one-half interest, and Lynn Alexander and wife, Elaine W. Alexander, a one-half interest, hereinafter called Grantors

have bargained and sold, and by these presents do transfer and convey unto the said Jerry Butler Realty Company hereinafter called Grantee, his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Three tracts of land in Davidson County, Tennessee, as follows:

TRACT NO. 1: Being lots nos. 7, 8, 9 and 10 on the Plan of Glenrose Acres, as of record in Book 3842, Page 149, Register's Office for said County.
Said lot no. 7 fronts 50 feet on the northeasterly side of Glenrose Avenue and extends back 123.7 feet on the northwesterly line and 131.4 feet on the southeasterly line to the southwesterly margin of the L & N Railroad, measuring 50.4 feet thereon.
Said lot no. 8 fronts 50 feet on the northeasterly side of Glenrose Avenue and extends back 131.4 feet on the northwesterly line and 138.6 feet on the southeasterly line to the southwesterly margin of the L & N Railroad, measuring 50.4 feet thereon.
Said lot no. 9 fronts 58 feet on the northeasterly side of Glenrose Avenue and extends back 166.26 feet on the northwesterly line and 177.6 feet on the southeasterly line to the southwesterly margin of the L & N Railroad, measuring 59 feet thereon.
Said lot no. 10 fronts 59 feet on the northeasterly side of Glenrose Avenue and extends back 177.6 feet on the northwesterly line and 190.83 feet on the southeasterly line to the southwesterly margin of the L & N Railroad, measuring 59 feet thereon.

TRACT NO. 2: Being lot No. 4-B on the Plan of Glenrose Acres, as of record in Book 3842, Page 94, Register's Office for said County.

EXEMPT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 166,308.98

Subscribed and sworn to before me, this the 19th day of March, 1979

Jerry Butler
Affiant

My commission expires: MARCH 5, 1979 (Affix Seal)

Eugene R. Williams
Notary Public

Said lot fronts 87.33 feet on the northeasterly side of Glenrose Avenue and runs back 210.98 feet on the southeasterly line and 199.33 feet on the northwesterly line to a dead line in the rear and measures 74.39 feet.

TRACT NO. 3: Being lot no. 2 on the resubdivision of lots no. 4, 5 and 6 of a resubdivision of Glenrose Acres of record in Book 5269, Page 69, in the Register's Office for Davidson County. The previous resubdivision is of record in Plat Book 3842, Page 149. Lot no. 2 (formerly one-half of lot no. 5 and all of lot no. 6) fronts on the northeasterly side of Glenrose Avenue and extends back to the southwesterly margin of the L & N Railroad right-of-way. Reference is made to the plat of record in Book 5190, Page 68, for a more complete description.

BEING a part of the same real property conveyed to Grady Williams, a one-half interest, and Lynn Alexander and wife, Elaine W. Alexander, a one-half interest by deed from Earth, Inc., a Tennessee corporation, of record in Book 4439, Page 481, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the easement of the L & N Railroad nothing herein to the contrary withstanding. All improvements are sold "as is" except that the sellers agree to fix within 60 days six broken floor joists in the building at 2522 Glenrose Avenue or in lieu thereof forfeit $500.00 which shall be held in escrow by Cloverland Realty Company to secure this repair. Sellers hereby transfer to the buyer the entire contents of their escrow account with Provident Trust Company. The property is conveyed subject to the lien for 1978 real estate taxes.

Buyer assumes and agrees to pay all sums owing Provident Trust Company on a note secured by a mortgage on the property herein conveyed and agrees to hold the sellers harmless for any obligation they may have thereon.

unimproved ( )
This is improved (X) property, known as 2522, 2524, 2548, 2540, 2536 and 2426 Glenrose Avenue
(House Number) (Street) P. O. Address: (City or Town)
Nashville, Tennessee

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jerry Butler Realty Company, its ..... *heirs and assigns, forever.*

And we *do covenant with the said* Jerry Butler Realty Company ..... *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.*

And we, Grady Williams, Lynn Alexander and wife, Elaine W. Alexander *do further covenant and bind* ourselves, our ..... *heirs and representatives, to warrant and forever defend the title to the said land to the said* Jerry Butler Realty Company, its ..... *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 19th *day of* June, *19* 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Elaine W. Alexander
Grady Williams
Lynn Alexander

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named Grady Williams, Lynn Alexander and wife, Elaine Alexander

.....

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 7th day of JUNE, 1978. Eugene R. Williams Notary Public.

Commission Expires MARCH 5, 1979

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF .....
COUNTY OF .....

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

.....

.....

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

Witness my hand and official seal at ....., this ..... day of ....., 19.....

....., Notary Public.

Commission Expires .....

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

Grady Williams and Lynn

Alexander and wife, Elaine

Alexander TO

Jerry Butler Realty Company

E 7 2 0 6 4

IDENTIF. REFERENCE

JUN 20 9 46 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208

JUN20 78	CONV	90,000.00	166,308.98		
JUN20 78	CONV	76,308.98			
JUN20 78	S'TAX		B* 432.38		
JUN20 78	PR'FEE		B* .50		
JUN20 78	W'DEED		B* 8.00	*	440.88