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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$18,000.00 Jim Butner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF July 1978

Notary Public

MY COMMISSION EXPIRES: 7-4-81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

TITLE ESCROW, INC., 311 PLUS PARK BLVD., SUITE 218, NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jim Butner & Associates (NAME)	Baker Mortgage Corporation (NAME)	15DZ-55730
201 Thompson Lane (STREET ADDRESS OR ROUTE NUMBER)	2840 Northeast Expressway, #200 (STREET ADDRESS)	72-7-311
Nashville, Tn. 37211 (CITY) (STATE) (P. O. ZIP)	Atlanta, Ga. 30345 (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, Marlin T. Hodge & wife, Madonna Hodge

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jim Butner & Associates

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. 53 on the Plan of Waters Place, of record in Book 332, pages 136 and 137, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Marlin T. Hodge and wife, Madonna Hodge by deed from Jerry L. Jones and wife, Sandy B. Jones of record in Book 5238, page 78, Register's Office for Davidson County, Tennessee.

GRANTEE assumes and agrees to pay the mortgage held by Baker Mortgage Company of record in Book 5238, page 80, said Register's Office. Escrow account to be transferred to Grantee.

THIS conveyance subject to any and all easements of record.

unimproved ( )
This is improved (X) property, known as 1705 Evelyn Ave., Nashville, Tennessee 37216
(House Number) (Street) (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 hands this 24th day of March, 1978

Marlin T. Hodge

Madonna Hodge

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marlin T. Hodge and Wife, Madonna Hodge

the 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 official seal at Nashville, Tennessee, this 24th day of March, 19 78

Commission expires 8-8-79

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

E 78696

WARRANTY DEED

FROM

Marlin T. Hodge and wife,

Madonna Hodge

TO

Jim Butner & Associates

IDENTIF. REFERENCE

Jul 25 10 32 AM '78

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

File Box 12

JUL 25 78	CONV	18,000.00				
JUL 25 78	S TAX		B*	46.80		
JUL 25 78	PR FEE		B*	.50		
JUL 25 78	W DEED		B*	4.00	*	51.30