This Form furnished by Attorneys Title Company, Inc.

BOOK 5631 PAGE 572

Form No. WD-2

FROM

JAMES F. DUKES, UNMARRIED

TO

BILLY D. BUTLER AND

ELLIE G. TAYLOR

For draftsman's use

PREPARED BY:
John G. Doak, Attorney
2525 Lebanon Road
Nashville, TN 37214

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy D. Butler (NAME)	The Galbreath Mortgage Co. (NAME)	3DZ49420
2407 Kimberly Drive (STREET ADDRESS OR ROUTE NUMBER)	101 East Town Street (STREET ADDRESS)	73-7
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Columbus, OH 43215 (CITY) (STATE) (ZIP)	71

(FOR REGISTER'S USE)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 58,697.31 Ellie G. Taylor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 th DAY OF July 19 80.

Marie B. Cummings
Notary Public

MY COMMISSION EXPIRES: 6 February, 1982

(AFFIX SEAL)

For and in Consideration of the sum of Ten ($10.00) DOLLARS and other good and valuable consideration, and the same is unencumbered except for a certain mortgage to The Glabreath Mortgage Company, recorded in Book 5204, page 444, of the Mortgage Records of Davidson County, Tennessee, the unpaid balance of which Grantees also jointly and severally hereby assume the obligations of James F. Dukes under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

JAMES F. DUKES, UNMARRIED have bargained and sold, and by these presents do transfer and convey unto the said BILLY D. BUTLER AND ELLIE G. TAYLOR heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 360 on the Plan of Sunset View, Section 6, as of record in Book 2900, pages 54 and 55, Register's Office for Davidson County, Tennessee.

SAID Lot No. 360 fronts 120 feet on the southerly side of Kimberly Road and runs back between lines 332.7 reet on the easterly side and 208.4 feet on the westerly side to a line at the rear measuring 178.5 feet thereon.

BEING the same property conveyed to James F. Dukes by deed from Robert L. Schenk and wife, Mary Ellen B. Schenk of record in Book 5204, page 442, and by deed from Marianne Dukes of record in Book 5595, page 831, Register's Office for Davidson County, Tennessee.

Grantor further transfers and conveys unto grantees the funds held in escrow and does hereby authorize The Galbreath Mortgage Company to transfer the existing insurance on the premises to grantees.

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This is unimproved ( ) improved (XX) property, known as 2407 Kimberly Drive, Nashville, TN 37214
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James F. Dukes heirs and assigns, forever.

And I do covenant with the said grantees that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, do further covenant and bind myself, and my heirs heirs and representatives, to warrant and forever defend the title to the said land to the said grantees heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 30th day of July, 19 80

James F. Dukes
JAMES F. DUKES

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James F. Dukes, unmarried

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

Witness my hand and official seal at Nashville, Tennessee, this 30th day of July, 19 80

Marie B. Cummings, Notary Public.

Commission expires 6 February, 1982.

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 .

G 0 0 1 2 9

T
IDENTIF. REFERENCE

Aug 1 8 27 AM '80

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

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
		58697.31-	CO	
		152.62	CO TX	
		.50	PRFEE	
		6.00	WDE-D	
			CHECK	159.12-
2833A08/01/80		BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.O.O.1.2.9.

IDENTIF. REFERENCE

AUG 1 8 27 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 771004