This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5644 PAGE 145

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Janice Massengill	First Tennessee Bank N. A. Memphis	80-8-377
(NAME) 3212 Leawood Drive	(NAME) P. O. Box 474	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37218	(STREET ADDRESS) Memphis, Tennessee 38101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid by Janice Massengill and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

I, Dorothy Butler, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said Janice Massengill

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Bordeaux Hills Addition, as of record in Book 4460, page 9, Register's Office for said County.
Said Lot No. 29 fronts 55 feet on the east side of Leawood Drive and extends back between parallel lines 125 feet to a dead line.

Being the same property conveyed to Dorothy Butler by deed from Randall Phillips Builders, Inc., of record in Book 4651, page 273, Register's Office for said County.

This conveyance is subject to the plan of record in Book 4460, page 9, Register's Office for said County, shows an Owner's Certificate, a 30-foot minimum building setback line from Leawood Drive, a 10-foot easement for public utility and drainage purposes, and a 5-foot easement for public utilities and drainage along the northerly line widening to 30 feet at the northwest corner; and restrictive covenants of record in Book 4495, page 859, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 30,000.00

Subscribed and sworn to before me, this the 28 day of August 19 80

Janice Massengill
Affiant

My commission expires: 4.18.82
(Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 3212 Leawood Drive, Nashville, Tennessee 37218
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for 1980 taxes which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 28th *day of* August, 19 80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Dorothy Butler

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Nancy L. Kota, *a Notary Public in and for said County and State,* Dorothy Butler, unmarried

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

Witness my hand and official seal at Nashville, *Tennessee, this* 28 *day of* August, *19*80.

Commission expires 4.18.82 *Notary Public*

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.....

CHICAGO TITLE TO
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

238604

WARRANTY DEED

FROM
Dorothy Butler

TO
Janice Massengill

G 0 5 0 9 0

IDENTIF. REFERENCE

AUG 29 9 42 AM '80

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

CHECK

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

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
			30000.00- CO	
			78.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	84.50-
8954A	08/29/80		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 0 5 0 9 0

IDENTIF. REFERENCE

AUG 29 9 42 AM '80

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

No. 776924