8534 04/03 565.50- CHECK

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry L. Butler	SAME	Map 117-6
(NAME) P.O. Box 121318	(NAME)	Parcel 106
(STREET ADDRESS OR ROUTE NUMBER) Nashville TN	(STREET ADDRESS)	
(CITY) (STATE) (P. O. ZIP)	(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, Eric N. Ericson and wife, Janice W. Ericson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry L. Butler

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 parts of Lot Nos. 29 and 30 on the Plat of Hillsboro Heights, not of record, described according to a survey made by W. B. Southgate, Engineer, December 26, 1912, as follows:

Beginning on the northerly margin of Woodmont, formerly Concrete Boulevard, at a point 1775 feet west of the centerline of 23rd Avenue South, said point being the easterly margin of 25th Avenue South, now closed; thence northwardly, with the easterly margin of said Avenue, 371 feet, more or less, to the southerly line of Lot No. 28; thence westwardly 254.5 feet to an iron pipe, post and stake in the original west line of Lot No. 29; thence along the fence, being the east line of Lee Farris' property, southwardly 379.7 feet to an iron pipe in the northerly margin of Woodmont Boulevard; thence with the margin of same, eastwardly 173 feet to the beginning.

Being the same property conveyed to Eric N. Ericson by quitclaim deed from Stanley M. Chernau, Trustee, of record in Book 4560, page 886, Register's Office for Davidson County, Tennessee.

It is understood and agreed that Grantee will assume the indebtedness secured by a deed of trust of record in Book 3824, page 806, said Register's Office, payable to The Northwestern Mutual Life Insurance Company.

The above property is conveyed subject to the following:

1. 1981 Metropolitan Government taxes.
2. Easement for driveway and/or parking area along the easterly margin of Lot No. 30, as set out in instrument of record in Book 3611, page 586, as corrected by instrument of record in Book 3708, page 550, said Register's Office.
3. Restrictions of record in Book 1079, page 155, and Book 1097, page 349, said Register's Office.
4. The above deed of trust assumed by Grantee.

unimproved ( )
This is improved (X) property, known as 3432 Woodmont Boulevard, Nashville, Tenn. 37215.
(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, successors, assigns 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 hand this 2nd day of April, 1981.

Eric N. Ericson

Janice W. Ericson

Form 3

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

BOOK 5729 PAGE 79

Personally appeared before me, James R Kelley, a Notary Public in and for said County and State, the within named Eric N. Ericson and wife, Janice W. Ericson, 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 2 day of April, 1981

Commission Expires: 1-15-83

James R Kelley
Notary Public

STATE OF _____)

COUNTY OF _____)

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 purpose 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 ___ day of _____, 19__.

My Commission Expires: _____

_____
Notary Public

WARRANTY DEED

FROM

Eric N. Ericson and wife,

TO

Janice W. Ericson

Larry L. Butler

636057

IDENTIF. REFERENCE

APR 3 2 05 PM '81

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO:

Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 215,000.00

James R Kelley authorized agent for Eric Ericson & Janice Ericson

Subscribed and sworn to before me this 2 day of April, 1981

My Commission Expires: 10/15/83

Leanne Rodden
Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5729 PAGE 80

FOR _____

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
			215000.00- CO	
			559.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 565.50-	
			8534A04/03/81 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6360.57

IDENTIF. REFERENCE

APR 3 2 05 PM '81

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

No. 815094