This instrument prepared by: JACKSON, TANNER & REYNOLDS, Attorneys, 216 Third Avenue, North, Nashville TN 37201

LIMITED **WARRANTY DEED**

B0438

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William L. Busse et ux (NAME)	First Tenn. Bank, Knoxville TN (NAME)	16DA-1310
2015 Galbraith Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 474 (STREET ADDRESS)	117-8-35
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Memphis TN 38101 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of

TEN and no/100 ---------- ($10.00) ---------- BOOK 5382 PAGE 976 *Dollars,*
cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged,

we, Pat Carroll and Phyllis L. Bateman, Co-Executrices of the Estate of Rebecca Lyell,

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

William Busse and wife, Jeraldine Busse, and Bradley Busse and Elizabeth McKelvey, tenants in common *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. 18 on the changed plan of the Subdivision of Lots Nos. 11, 12, 13, 14 and 15 in the Belmont Terrace Annex No. 1, as of record in Book 547, page 99, Register's Office for said County.

Said Lot No. 18 fronts 50 feet on the easterly side of Brightwood Avenue and runs back 181.5 feet on the northerly line and 180 feet on the southerly line, with the northerly margin of Gale Avenue, extended to a dead line and measures 55.25 feet thereon.

Being the same property conveyed to Rebecca Lyell by deed from David Monroe Sparkman of record in Book 3068, page 627, Register's Office for Davidson County, Tennessee. The said Rebecca Lyell having since died and property vested in Pat Carroll and Phyllis L. Bateman as Co-Executrices under the Will of Rebecca Rains Lyell, deceased, of record in Will Book 139, page 435, County Court Clerk's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) Easement of record in Book 3932, page 246; and (2) All matters appearing on the Plan of record in Plat Book 547, page 99, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $38,500.00

Subscribed and sworn to before me, this the 8th day of November 19 82

Affiant

My commission expires: January 20, 1985 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 3020 Brightwood Avenue (House Number) Nashville TN (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.

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, but this Warranty Deed is limited to the time in which said real estate was lawfully seized in and possessed by the Co-Executrices and does not extend to any previous time thereto.

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 8th *day of* November 19 82 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Pat Carroll

Pat Carroll

X Phyllis L. Bateman

Phyllis L. Bateman

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5962 PAGE 977

Personally appeared before me, the undersigned *a Notary Public in and for said County and State,* Pat Carroll and Phyllis L. Bateman, Co-Executrix of the Estate of Rebecca Lyell, deceased,

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* 8th *day of* November, *19* 82

Notary Public

Commission expires 10-21-84

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 .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Gail Wickman, a Notary Public in and for said County and State, Phyllis L. Bateman, Co-Executrix of the Estate of Rebecca Lyell, deceased, 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 8th day of November 1982.

Gail Wickman
Notary Public

My commission expires 7-21-84

LIMITED

WARRANTY DEED

FROM

PAT CARROLL and PHYLLIS L. BATEMAN
Co-Executrices of Rebecca Lyell

TO

WILLIAM BUSSE and wife,
JERALDINE BUSSE, and
BRADLEY BUSSE and
ELIZABETH McKELVEY

H 16833

IDENTIF. REFERENCE

NOV 11 1 23 PM '82

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

FILE BOX 38
FIRST TITLE AND ESCROW COMPANY

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5962 PAGE 978

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

3650.00- CO
105.10 CO TX
.50 PRFEE
6.00 MISC
CHECK 105.60-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK .00

H 116833

IDENTIF. REFERENCE

Nov 11 1 28 PM '82

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 909782