WARRANTY DEED

BOOK 6467 PAGE 985

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF ~~December~~ Jan 19 ~~84~~ 85

Notary Public

MY ~~COMMISSION EXPIRES~~: Dep. Reg

~~(AFFIX SEAL)~~

THIS INSTRUMENT WAS PREPARED BY
Herbert L. Buchanan, Jr., 300 Hundred Oaks Tower, Nashville, TN 37204
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leona A. Butler (NAME)	Same (NAME)	Map 118-7
135 West Brookfield Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 5
Nashville, TN 37205 (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, I, L. C. Anderson, Jr.,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leona A. 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:

Land in Davidson County, Tennessee, being Lot No. 45, on the Plan of Berrywood, as of record in Book 1835, Page 24, Register's Office for Davidson County, Tennessee.

Said Lot fronts 78 feet on the westerly side of Larmon Avenue and runs back 284.8 feet on the northerly line and 295.3 feet on the southerly line, to a dea d line, measuring 78.7 feet thereon.

Being the same property conveyed to L. C. Anderson, Jr. by Deed from Earl E. Collins of record in Book 4598, Page 55, Register's Office for Davidson County, Tennessee.

It is understood and agreed that Leona A. Butler shall assume the unpaid balance of a note secured by a Deed of Trust of record in the Register's Office of Davidson County, Tennessee and also that the escrow account in connection with the said Deed of Trust is hereby transferred to the said grantee.

This is unimproved ( ) improved (X) property, known as 2707 Larmon Drive, Nashville, Tennessee 37204
(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 my hand this 28th day of December, 19 84

L. C. ANDERSON, JR.

1011 01/04 188.50- CHECK

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 L. C. Anderson, Jr.

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, Davidson County, TN this 28 day of December, 1984

Commission Expires 11-1-87 Brenda J. Stracke Notary Public

STATE OF
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 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 the day of , 19 .

My commission expires Notary Public

FILED
DAVIDSON COUNTY, TN
JAN 4 9 30 AM '85
REGISTER
IDENTIFICATION REFERENCE
174657

WARRANTY DEED
FROM L. C. ANDERSON, JR.
TO LEONA A. BUTLER
TITLE INSURED BY POLICY NUMBER:

The Associates, Inc. Livery of Seisin

Compliments of
Title Associates, Inc.
REPRESENTING
USLIFE TITLE INSURANCE
Company of New York

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

70000.00- CAMT.
182.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 188.50-
1011A01/04/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17465 T IDENTIF. REFERENCE

JAN 4 9 30 AM '85

FELIX Z. WILSON, II REGISTER DAVIDSON COUNTY, TN

No. 98702