THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

File

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Kevin D. Beltz 972 Beech Bend Drive Nashville, TN 37221	Commerce McGehee Mortgage 6055 Primacy Parkway, Suite 410 Memphis, Tennessee 38119	156-2-218 9D-61726

WARRANTY DEED

BOOK 6499 PAGE 336

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Raymond Scott Buttrey and wife, Janet Murphy Buttrey, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Kevin D. Beltz and wife, Janice K. Beltz, hereinafter called the Grantee, Grantee's 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. 821 on the plan of Section Four, Harpeth Woods, of record in Book 5200, page 560, said Register's Office.

SAID Lot No. 821 fronts 75.1 feet on the northwesterly margin of Beech Bend Drive and extends back along the northeasterly line, passing a witness line at 160.0 feet, a total distance of 253.2 feet, and extends back along the southwesterly line, passing a witness line at 169.3 feet, a total distance of 250.0 feet to the center of the Harpeth River, measuring 51.6 feet thereon.

BEING the same property conveyed to Raymond Scott Buttrey and wife, Janet Murphy Buttrey by deed from Fox Ridge Company, of record in Book 6209, page 134, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 6097, page 560, said Register's Office, and to the matters set forth in the above referenced plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to James E. McGehee & Company, Inc., of record in Book 6209, page 137, Register's Office for Davidson County, Tennessee, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said grantee.

This is (un)improved property, known as 972 Beech Bend Drive, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 25th day of February, 1985.

Raymond Scott Buttrey

Janet Murphy Buttrey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of February, 1985, before me personally appeared Raymond Scott Buttrey and Janet Murphy Buttrey, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6499 PAGE 337

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

3365 DEED 2.00 MTG 0.00 CHECK

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 72,024.58.

Janice K. Beltz
Affiant

Subscribed and sworn to before me, this the 25th day of February, 19 85.

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.

FELIX A. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN
Feb 26 10 24 AM 1985

IDENTIFICATION REFERENCE

1-8-5-3-9-8

WARRANTY DEED

from:
RAYMOND SCOTT BUTTREY ET UX

to:
KEVIN D. BELTZ ET UX

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157
(TN-23195)

dp

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

RECEIVED OF _____

FOR _____

BOOK 6499 PAGE 338

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
			72024.58- MAMT. 187.20 MSTAX .50 PRFEE 6.00 TDEED	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

VB 72024.58- MAMT.
VB 187.20- MSTAX
VB 6.00- TDEED
72024.58- CAMT.
187.20 CSTAX
6.00 WDEED
CHECK 193.70-
096A02/26/85 BAL .00

L 85398

IDENTIF. REFERENCE

FEB 28 10 24 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 111313