Box 8 TL

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

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
John Scott Butler 1713 Linden Avenue Nashville, TN 37212	Citizens and Southern Mortgage Company P.O. Box 656 Tucker, GA 30085-0656	MAP 104-16 PARCEL 197 24W-10275

WARRANTY DEED BOOK 6935 PAGE 647

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, Aubrey B. Harwell, Jr. Trustee hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto John Scott Butler, unmarried 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 part of Lot No. 164 on the plan of Belmont Land Company, of record in Book 421, page 34, Register's Office for said County.

SAID part of Lot No. 164 fronts 50 feet on the southerly margin of Linden Avenue and extends back between parallel lines a distance of 175 feet to an alley.

Being the same property conveyed to Aubrey B. Harwell, Jr., Trustee by deed from Martha E. Moore, also known as Martha M. Haggard, previously known as Martha E. Haggard, a single person of record in Book 6428, page 123, said Register's Office. Said Warranty Deed has been re-recorded of record in Book 6436, page 97, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

27024 IDENTIFICATION REFERENCE Jul 31 2 17 PM '86 FELIX Z. WILSON REGISTER DAVIDSON COUNTY, TN

This is (un)improved property, known as 1713 Linden Avenue, Nashville, TN 37212.

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 28th day of July, 19 86.

Aubrey B. Harwell, Jr. Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

On this 28th day of July, 19 86, before me personally appeared Aubrey B. Harwell, Jr. Trustee, 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 he executed the same as his free act and deed.

Notary Public

My Commission Expires: 3/23/88

STATE OF TENNESSEE
COUNTY OF _____

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___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 79,900.00.

John Scott Butler
Affiant

Subscribed and sworn to before me, this the 28th day of July, 1986.

My Commission Expires: 10-24-88

Notary Public

WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

from:
Aubrey B. Harwell, Jr. Trustee

to:
John Scott Butler, unmarried

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

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

RECEIVED OF BOOK 6935 PAGE 649

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
			7990.00- [illegible]T.	
			223.72 CSTAX	
			.50 [illegible]	
			6.00 [illegible]	
			[illegible]TX 230.22-	
			4785A07/31/86 SAL .01	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27024

IDENTIFICATION REFERENCE

Jul 31 2 17 PM '86

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 278005