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MAP: 149-05
PARCEL: 083

This Instrument Prepared
from Information Furnished
by the Parties by:
DAVID G. BOLIN, Attorney
U. S. 41 South
Smyrna, TN 37167

NAME OF MORTGAGEE:

NAME AND ADDRESS OF NEW OWNER:

Ronnie Elton & Sandra Jean Butler
152 Cherokee Dr.
LaVergne, Tn. 37086

STATE OF TENNESSEE)
)
DAVIDSON COUNTY)

FOR AND IN CONSIDERATION of the sum of THIRTY SEVEN THOUSAND EIGHT HUNDRED FIFTY AND 00/100 DOLLARS ($37,850.00), cash in hand paid, receipt of which is hereby acknowledged.

WE, the undersigned, PERCY CLAIBORNE and wife, SUE CLAIBORNE, have bargained and sold and do hereby transfer and convey unto RONNIE ELTON BUTLER and wife, SANDRA JEAN BUTLER, their heirs and assigns, forever, that certain parcel of real estate situated in Davidson County, State of Tennessee, and being further described as follows, to-wit:

BEING Lot No. 103, on the Plan of TERRAGON TRAILS SUBDIVISION, Section 1, as of record in Plat Book 4860, page 61, and as amended in Plat Book 5066, page 836, Register's Office for Davidson County, Tennessee, to which plan reference is herein made for a more complete details of location and description of said lot. This is IMPROVED property located at 4737 Volunteer Drive, Antioch, TN 37013.

BEING the same property conveyed to the undersigned by deed of record in Deed Book 5399, page 14, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO public utility and drainage easements, setback lines and other special requirements or restrictions imposed by governmental bodies, utility and/or health departments as shown of record in Plat Book 4860, page 61 and as amended in Plat Book 5066, page 836; Restrictive Covenants of record in Book 4967, page 406; all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of appropriate governmental body along with any easements and right of ways of public roads and utilities.

TO HAVE AND TO HOLD the said tract or parcel of land in fee simple together with all of the appurtenances, estate and title thereunto belonging unto the said grantees herein, their heirs and assigns, forever.

AND, we do covenant with the said grantees herein that we are lawfully seized and possessed of said land in fee simple; have a good right to convey the same; and, the same is unencumbered except as above noted. The 1986 property taxes will be prorated and then assumed by the grantee herein.

AND, we do further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said grantees herein, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of the within-described property will be given to the grantees herein with deed.

WITNESS OUR HANDS, this 18th day of September, 1986.

Percy Claiborne
PERCY CLAIBORNE

Sue Claiborne
SUE CLAIBORNE

STATE OF TENNESSEE)
)
RUTHERFORD COUNTY)

Personally appeared before me, David C. Rollin, a Notary Public in and for said County and State, PERCY CLAIBORNE and wife, SUE CLAIBORNE, with whom I am personally acquainted, and who acknowledged that they executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND at office, this 18th day of September, 1986.

Notary Public

My Commission Expires: 2-22-90

DAVID C. ROLLIN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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STATE OF TENNESSEE)
)
RUTHERFORD COUNTY)

I hereby swear or affirm, that the actual consideration or the fair market value of the property transferred, whichever is greater is $37,850.00.

Affiant

Sworn to and subscribed before me this 18th day of September, 1986.

Notary Public
My Commission Expires: 2-22-90

DAVID G. ECLIN
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

44606

IDENTIFICATION REFERENCE

SEP 22 9 04 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

EXEMPT

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

37850.00 CAMT.
105.84 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 115.34
4793A09/22/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44606

IDENTIFICATION REFERENCE

SEP 22 9 04 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 297541