STEWART , BLACK & UNDERHILL
ATTORNEYS AT LAW
223 MADISON STREET
SUITE 108
MADISON, TENNESSEE 37115

mail

BOOK 7062 PAGE 345

ADDRESS NEW OWNER(S):	MORTGAGEE:	MAP AND PARCEL NOS.
LARRY D. BUTLER and BILLY D. BUTLER P.O. Box 9 Madison TN 37116	THE BANK OF GOODLETTSVILLE 100 N. MAIN STR. GOODLETTSVILLE,TN 37072	MAP 42-16 PARCEL 187

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) , cash in hand paid, and other good and valuable considerations, receipt and sufficiency of which are hereby acknowledged, JUANITA B. HOWELL, EXECUTRIX UNDER THE WILL OF CLEORA B. HOWELL, DECEASED, hereinafter referred to as " GRANTOR(S) ", have this day bargained and sold, and by these presents does hereby transfer and convey unto the said LARRY D. BUTLER and BILLY D. BUTLER , hereinafter referred to as " GRANTEE(S) ", their heirs and assigns, certain real estate in Davidson County, Tennessee being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor(s) in and to any easement and right-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This is unimproved property known as Lot No. 187, Woodruff St., Madison, Tn 37115 .

TO HAVE AND HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee(s) their heirs and assigns forever, and we covenant with the said Grantee(s), their heirs and assigns, that we are lawfully seized and possessed of the "Property" in fee simple, and have a good right to convey it, and that the same is unencumbered except as set forth on Exhibit "B" attached hereto and incorporated herewith.

Grantor(s) further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the "Property" to Grantee(s), their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor(s) have caused this Warranty Deed to be executed as of the 3rd day of December 1986.

7056 5.

IDENTIFICATION REFERENCE

DEC 8 11 04 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Juanita B. Howell Extrx.
JUANITA B. HOWELL, EXECUTRIX
UNDER THE WILL OF CLEORA B. HOWELL,
DECEASED

" EXHIBIT A "

Land in the 1st Civil District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor, #823 dated November 5, 1986, and known as Job No: 86-829 more particularly described as follows:

PARCEL NO. 187:

Beginning at an iron pin set in the south margin of Woodruff Street at the back of a sidewalk; said iron pin being N 78° 00'00" W 100.00 feet from the intersection of said south margin of Woodruff Street with the west margin of a 15' alley and also being the Northeast corner of Lot No. 30 on the plat of the Douglas Levine Subdivision of record in Plat Book 547, page 44, Register's Office for Davidson County, Tennessee; thence S 12° 00' 00' W 300.00 feet with the east line of Lot No. 30 to an iron pin set; thence with the south line of Lot No. 30 N 78° 00' 00" W 50.00 feet to an iron pin set at the Southwest corner of Lot No. 30; thence N 12° 00' 00" E 300.00 feet to an iron pin set at the back of a sidewalk in the south margin of Woodruff Street; thence S 78° 00" 00" E 50.00 feet with said back of a sidewalk and the south margin of Woodruff Street to the point of beginning containing 15,000.00 square feet more or less.

Being the same property conveyed to Cleora B. Howell by deeds of record in Book 6307, page 609, and Book 7050, page 837, said Register's Office. The said Cleora B. Howell died testate November 24, 1984, with her Last Will and Testament being of record in Will Book 149, page 558, Probate Court for Davidson County, Tennessee, and under said Last Will and Testament, Juanita B. Howell as Executrix is given full power to sell and convey said property.

BOOK 7062 PAGE 347

" EXHIBIT B "

This conveyance is subject to taxes for the year of 1986, which have been prorated between Grantors and Grantees.

By their signatures hereto the Grantees, Larry D. Butler and Billy D. Butler, direct that the property hereinabove described be held by them as partners and not as tenants in common and that the said property be considered partnership property for all intents and purposes.

LARRY D. BUTLER

Billy D Butler

BILLY D. BUTLER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, We, hereby swear or affirm that, to the best of Affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 40,000.00 , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to befor me this the 3rd day of December ,1986.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-10-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named JUANITA B. HOWELL, EXECUTRIX UNDER THE WILL OF CLEORA B. HOWELL, DECEASED , the Bargainor with whom I am personally acquainted, and who acknowledged that he executed the within named instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, this the 3rd day of ~~November~~ December, 1986.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-10-89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared LARRY D. BUTLER and BILLY D. BUTLER, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be a partnership, the within named bargainors, and that they as such partners, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing their names as partners.

WITNESS my hand and seal this the 3rd day of December, 1986.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-10-89

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

RECEIVED OF _____

FOR _____

BOOK 7062 PAGE 349

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

40[illegible].00- CAMT.
112.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 124.50-
4314A 12/08/86 BJL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

70565

IDENTIFICATION REFERENCE

DEC 8 11 04 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 20103