BOOK 7098 PAGE 540

JAN 7 8 51 AM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

80808

This Instrument Prepared By:
Barry W. Bedford, Attorney
Suite 201, Arena Place
2001 Charlotte Avenue
Nashville, TN 37203

Address of New Owner(s):	Mortgagee:	Map-Parcel No.
Paul J. Christians et ux, Dale R. Christians 2408 Hemingway Drive Nashville, TN 37215	First American National of Nashville First American Center Nashville, TN 37237	130-16-18

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, JACK A. BUTLER and wife, MARTHA L. BUTLER (the "Grantor") has this day bargained and sold, and does hereby transfer and convey to PAUL J. CHRISTIANS and wife, DALE R. CHRISTIANS (the "Grantees"), their heirs, successors, and assigns, the following described land in Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 2 of Block "K" on the Plan of Tyne Meade, Section III, of record in Book 1424, page 12, 13 and 14, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the northerly margin of Hemingway Drive at the corner of Lots 1 and 2; thence with said Drive, westwardly 178 feet to the beginning of a curve; thence around said curve with a radius of 20 feet northwestwardly 31.42 feet to the easterly margin of Alcott Drive; thence with said Drive, northwardly 200 feet; thence easterwardly 198 feet to the corner of Lots No. 1 and 2; thence with the line between said two lots, southwardly 220 feet to the beginning.

BEING the same property conveyed to Jack A. Butler and wife, Martha L. Butler by Deed from Ira J. Heckman and wife, Jeanne W. Heckman of record in Book 3951, page 471, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to 1987 property taxes, which have been prorated and assumed by the Grantees.

This is improved property as 2408 Hemingway Drive, Nashville, Davidson County, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees and their heirs, successors and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said Grantees, their heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The terms of the contract between the parties dated October 16, 1986 shall survive this conveyance and shall remain in full force and effect until January 31, 1987.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 6th day of January, 1987.

JACK A. BUTLER

MARTHA L. BUTLER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of January, 1987, before me personally appeared JACK A. BUTLER and MARTHA L. BUTLER 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 who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

My Commission Expires:

11-12-90

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $157,500.00.

AFFIANT

SUBSCRIBED TO AND BEFORE ME, THIS
6TH DAY OF JANUARY, 1987.

NOTARY PUBLIC

My Commission Expires: 11-12-90

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

157581.00- CAMT.
441.00 STAX
.50 PRFE
6.00 WDE
CHCK 447.50-
590138 1/7/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80808

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JAN 7 8 51 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 31522