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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: $ 42,771.90

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF August, 1987.

Notary Public

MY COMMISSION EXPIRES: November 1, 1987

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co.,, 2711 Murfreesboro Rd., Suite 105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
John Lester Pittenger (NAME)	City Federal Savings Bank (NAME)	061-16-0
1306 McAlpine Avenue (STREET ADDRESS OR ROUTE NUMBER)	125 Belmont Dr. (STREET ADDRESS)	199.00
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	Somerset, New Jersey 08873 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Billy W. Butterworth, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Lester Pittenger and wife, Karen Linn Pittenger

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 1 on the Plan of Kennedy & Graves Subdivision, a Re-subdivision of part of Lots 40 and 42 of record in Book 5210, Page 193, Register's Office for said County, to which reference is made for a more complete description.

Beginning at an iron pin on the southwesterly margin of the dedicated right-of-way along the southwesterly margin of McAlpine Avenue, thence along said right-of-way, South 59 deg. 36 min. 24 sec. East 54.24 feet to a monument; thence South 23 deg. 00 min. 58 sec. West 242.87 feet to an iron pin in concrete; thence North 14 deg. 19 min. 17 sec. West 78.26 feet to a monument; thence North 6 deg. 31 min. 45 sec. East 62.90 feet to a monument; thence North 23 deg. 00 min. 58 sec. West 120.0 feet to the point of beginning, containing 0.235 acres, more of less.

Being the same property conveyed to Billy W. Butterworth, unmarried by deed from Mary Sue Hoffman et vir William E. Hoffman, of record in Book 6570, Page 966, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to CityFed Mortgage Co. of record in Book 7154, Page 857, said Register's Office with a present unpaid balance of approximately $46,062.90, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

This is improved (XX) unimproved ( ) property, known as 1306 McAlpine Avenue, Nashville, TN 37216
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 10th day of August, 19 87

Billy W. Butterworth, unmarried

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Billy W. Butterworth, unmarried

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 10th day of August, 19 87.

Notary Public

Commission Expires November 1, 1987

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public in and for 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 himself to be the _____ of the _____, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

5 5 5 8 4

FROM

Billy W. Butterworth, unmarried

TO

John Lester Pittenger and wife, ~~Karen Lina Pittenger~~

IDENTIFICATION REFERENCE

AUG 13 10 33 AM '87

DAVIDSON COUNTY, TN

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

497/0.9[illegible] DATA
139.4[illegible] CASH
.5[illegible] PART
6.0[illegible] [illegible]
CHECK [illegible].94-
1291A08/13/87 [illegible] .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 5 5 8 4

IDENTIFI REFERENCE

AUG 13 10 33 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 05221