BOOK 7529 PAGE 619

FILE BOX 61

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $135,000.00.

Matthew C Cushing
Affiant

Subscribed and sworn to before me, this 27 day of April, 1988.

Notary Public

My Commission expires: 8-5-91

This Instrument prepared by:
GULLETT, SANFORD, ROBINSON & MARTIN
230 Fourth Avenue North
Nashville, Tennessee 37219

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Numbers
Gregory J. Jennings 869 Battery Lane Nashville, TN. 37220	~~SAME~~ Lear Federal 158 Madison Ave Memphis, Tn 38103	132-14-5

9583 04/29 0101 03CHECK 387.50

WARRANTY DEED

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, We, William Taylor Butts, Jr. and Jeanine Butts Massey a/k/a Jeannine B. Massey, as devisees under the will of William Taylor Butts, deceased, of record in Will Book 162, Page 283, Probate Court Clerk's Office for Davidson County, Tennessee, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Gregory J. Jennings, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of Butt's Subdivision of Lot No. 16 Oak Hill Subdivision No. 1, as shown on plat of record in Plat Book 2083, Page 55 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> Being a portion of the property conveyed to W. T. Butts and wife, Anna M. Butts by Deed of Record in Book 1316, Page 335, Register's Office for Davidson County, Tennessee. Said Anna M. Butts predeceased her husband. Said W. T. Butts, a/k/a William Taylor Butts died March 11, 1988, Probate file #90506, leaving as his sole heirs William Taylor Butts, Jr. and Jeannine B. Massey.

The Grantors hereby assign to the Grantee any and all rights to any free sewer tap-on privilege.

Subject property is conveyed subject to the following: 1988 Metro taxes which have been prorated and assumed by the Grantee; restrictions of record in Book 2157, page 503, as amended in Book 2199, page 529, easements of record in Book 460, page 166, and Book 6919, page 103, and the Plat of record in Book 2083, page 55, all in the Register's Office for Davidson County, Tennessee.

Said property is not the usual place of residence of either of the Grantors.

This is improved property, known as 869 Battery Lane, Nashville, Tennessee, 37220.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs and assigns, forever; and we do covenant with the Grantee 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, except as 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 15th day of April, 1988.

William Taylor Butts, Jr.

Jeannine B. Massey

STATE OF FLORIDA)
COUNTY OF Hernando)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Taylor Butts, Jr., 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 Brooksville, Florida, this the 15th day of April, 1988.

Notary Public

My Commission Expires:

Notary Public, State of Florida
My Commission Expires
Bonded Thru Troy Fain - Insurance Inc.

STATE OF KENTUCKY)

COUNTY OF Fayette)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeannine B. Massey, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Lexington, Kentucky, this the 20th day of April, 1988.

Wanda F. Ballard
Notary Public

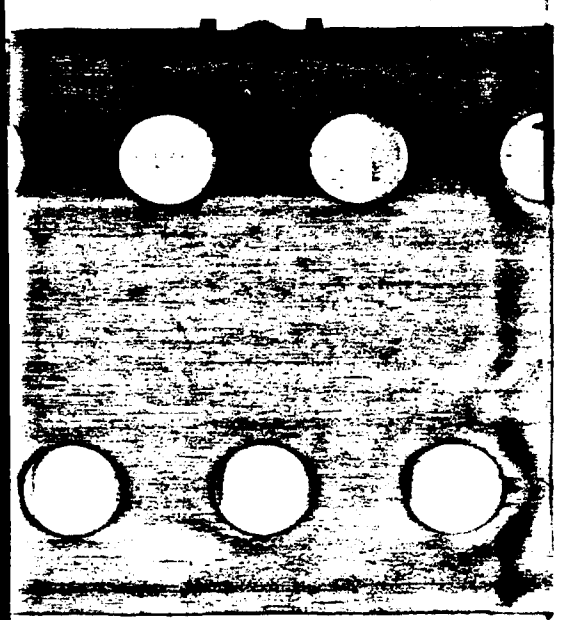
My Commission Expires: July 31, 1991

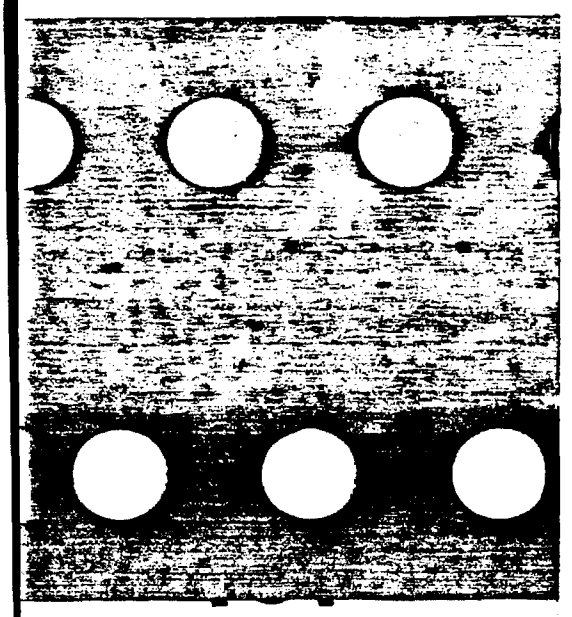
25641

IDENTIFICATION REFERENCE

APR 29 9 36 AM '88

FELIX Z. WILCOXSON, REGISTER
DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7529 PAGE 622

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

CAMT 135000.00
CON TX 378.00
PRFEE 0.50
WDEED 9.00
TOTAL 387.50
CHECK 387.50

04/29/88 01 09:41 0001 9583

CHECK 387.50
04/29/88 01 09:41 0001 9583

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

25641

IDENTIF. REFEREN

APR 29 9 36 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 85652