FILE BOX 38 FILE #9280

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 8076 PAGE 330

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOHN ALLEN BUTLER, JR.	LEADER FEDERAL BANK FOR SAVINGS	MAP 158-12
(NAME)	(NAME)	
1705 Kingsbury Drive	P.O. Box 2926	PARCEL 7
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215	Memphis, Tennessee 38101-2926	FH13144
(CITY) (STATE) (P. O. ZIP)	(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, ROBERT D. LUDWICK AND WIFE, REBECCA O. LUDWICK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN ALLEN BUTLER, JR. AND WIFE, TONYA M. BUTLER

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 543 on the Plan of Hillsboro Park Section 13, as of record in Plat Book 4175, pages 19 & 20, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Robert D. Ludwick and wife, Rebecca O. Ludwick by deed from Robert H. Nelson and wife, Sue S. Nelson of record in Book 7277, page 249, said Register's Office.

This conveyance is made subject to: (1) 1990 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 4175, pages 19 & 20, said Register's Office.

The said Robert D. Ludwick being one and the same person as R. David Ludwick.

6989 03/30 0101 03CHECK 617.50

14646

IDENTIF. REFERENCE

MAR 30 8 29 AM '90

DAVIDSON COUNTY

unimproved ( )
This is improved (XX) property, known as 1705 Kingsbury Drive, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 27th day of March, 1990.

Robert D. Ludwick by JFS Atty-in-fact
ROBERT D. LUDWICK
BY: JOHN F. SOUTHWORTH, JR., ATTORNEY-IN-FACT, for the said ROBERT D. LUDWICK, by Power of Attorney recorded simultaneously herewith.

Rebecca O. Ludwick by JFS Atty-in-fact
REBECCA O. LUDWICK
BY: JOHN F. SOUTHWORTH, JR., ATTORNEY-IN-FACT, for the said REBECCA O. LUDWICK, by Power of Attorney recorded simultaneously herewith.

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

_____ _____ _____

with whom I am personally acquainted, and who acknowledged that _____ _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19_____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE:
COUNTY OF WILLIAMSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN F. SOUTHWORTH, JR., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact of ROBERT D. LUDWICK AND WIFE, REBECCA O. LUDWICK, the maker and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 27th day of March, 1990.

Notary Public

My Commission Expires: 3-11-91

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF March, 1990.

MY COMMISSION EXPIRES: 3-11-91 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM ROBERT D. LUDWICK AND WIFE, ~~REBECCA O. LUDWICK~~

TO JOHN ALLEN BUTLER, JR. AND ~~WIFE, TONYA M. BUTLER~~

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

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

RECEIVED OF _____

FOR _____

BOOK 8076 PAGE 332

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

CAMT 185000.00
CON TX 610.50
PRFEE 1.00
WDEED 6.00
TOTAL 617.50
CHECK 617.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/30/90 01 08:27 0001 6989

IDENTIF. TREFERENCE

14646

MAR 30 8 29 AM '90

DAVIDSON COUNTY

No. 305398