1

PREPARED BY:
SATURN & MAZER TITLE SERVICES, INC.
212 3rd AVENUE NORTH
NASHVILLE, TN 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th DAY OF May 94

Notary Public

MY COMMISSION EXPIRES: 7/23/94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201
File #32484

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason G. Radcliff (NAME)	First Tennessee Bank National (NAME)	176-02-0-025
5329 Flagstone Drive (ADDRESS)	P.O. Box 351 (ADDRESS)	FD02D 78488
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Memphis, Tennessee 38101 (CITY) (STATE) (ZIP)	

FOR AND 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, Jerry Butler, Married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jason G. Radcliff and wife, Lisa F. Radcliff

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 lying in the 2nd Civil District of Davidson County, Tennessee, and being described as follows:

Being all of Lot No. 195, Peppertree Forest, Section 15, appearing of record in Plat Book 7900, page 501, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Jerry Butler, Married by deed from Elite Construction Inc., of record in Book 8501, Page 805, Register's Office for Davidson County, TN.

The foregoing is the same legal description as appears in the previous deed of record.

Georgia Butler, wife of Jerry Butler, joins in this Warranty Deed only for the purpose of conveying such marital rights, if any, that she may have in and to said property.

6074 06/14 0101 03CHECK 317.50

unimproved ( )
This is improved (X) property, known as 5329 Flagstone Drive, Antioch, TN 37013
(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 24th day of May, 19 94.

Jerry Butler

Georgia Butler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerry Butler, Married and Georgia Butler, his wife,

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 Nashville, Tennessee, this 24th day of May 19 94.

Commission expires

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such.

Witness my hand and official seal at office at on this the day of 19.

My commission expires

Notary Public

State of Tennessee
County of Davidson

On this the 24th day of May, 1994, before me personally appeared Alan L. Saturn to me known to be the person who executed the foregoing instrument in behalf of Jerry Butler and wife, Georgia Butler as their Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said Jerry Butler and Georgia Butler.

Witness my hand and official seal at Nashville, Tennessee, this the 24th day of May, 1994.

Anne S-L Adams
Notary Public

My Commission Expires: 11-10-97

ANNE S.L. ADAMSON NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

WARRANTY DEED

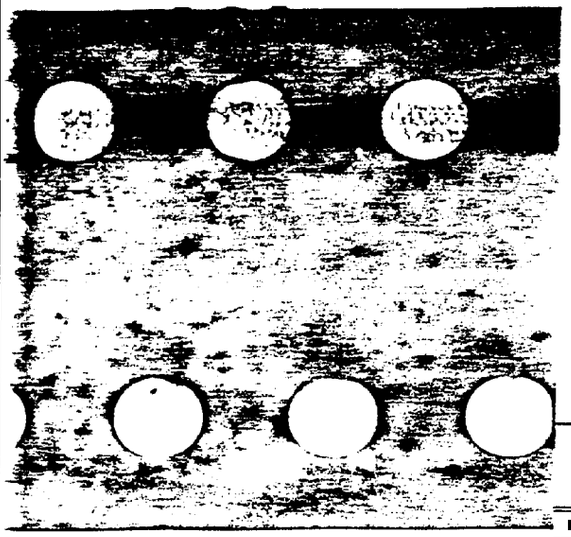
FROM
Jerry Butler

TO
Jason G. Radcliff and wife, Lisa F. Radcliff

RETURN TO:
Saturn & Mazer Title Services
212 Third Avenue, North
Nashville, Tennessee 37201 File #32484

94 JUN 14 PM 3:56
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

61003
IDENTIF. # REFERENCE



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

RECEIVED OF _____

FOR _____

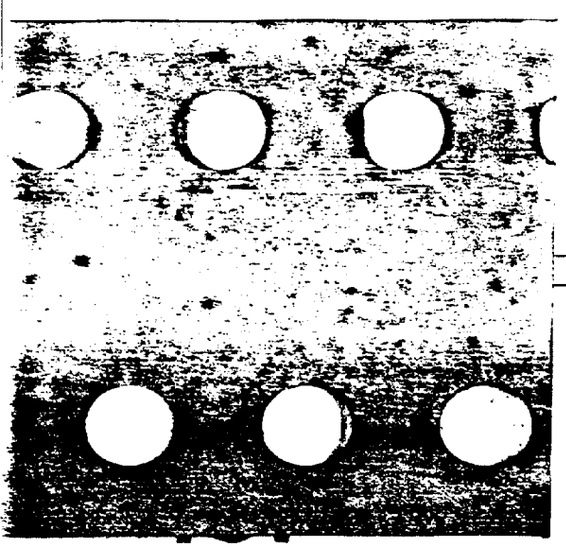
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 83400.00
CON TX 308.58
PRFEE 1.00
WDEED 8.00
TOTAL 317.58
CHECK 317.58

06/14/94 01 15:56 0001 6026



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

61003
IDENTIF. ↑ REFERENCE

94 JUN 14 PM 3:56
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 802773