BOOK 9403 PAGE 845

THIS INSTRUMENT PREPARED BY:
Ted A. Burkhalter, Attorney at Law
28 White Bridge Road, Suite 100
Nashville, Tennessee 37205

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 12,000.00

Affiant

Subscribed and sworn to before me, this 11th day of July, 1994, at Nashville, Tennessee.

Notary Public

My commission expires: 11-26-94

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
Donnelly Renovations, LP 816 Highland Park Court Nashville, TN 37205	same as owner–no mortgage	Map 91-10 Parcel 232

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars and other good and valuable consideration, receipt of all of which is hereby acknowledged, **SHERRY D. BUTTS and husband, CHARLES E. BUTTS, JR.**, hereinafter called the Grantors, have this day bargained and sold, and do hereby transfer and convey unto **DONNELLY RENOVATIONS, L.P., a Tennessee limited partnership, PAUL DONNELLY and ALAN BEATY, General Partners**, hereinafter called the Grantees, its successors and/or assigns, a certain tract of land in Davidson County, Tennessee, described as follows, to-wit:

Being a part of the southerly half of Block "F" of the Holman Heights Subdivision, a plan of which is of record in Book No. 332, page 7, Register's Office for Davidson County, Tennessee, described as follows:

Beginning in the center of Lovell Street at the common corner of Blocks "E" & "F" running thence northwardly along the center of said Lovell Street 125 feet to a point; thence westwardly and parallel to the north and south boundary line of said Block "F" 350 feet to the center of Nichols Street; thence southwardly along the center of said Nichols Street 125 feet to the common corner of Blocks "E" & "F"; thence eastwardly along the dividing line between Blocks "E" & "F" 350 feet to the point of beginning, containing one acre, more or less. Included in the foregoing description but EXCLUDED from this conveyance is a tract of land being the westerly 150 feet of the southerly half of Block "F" on the map of Holmand Heights Subdivision as conveyed to William L. Hoge and Houston Williams by deed from Frank Schrader, et ux, of record in Book 3369, page 569, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sherry D. and Charles E. Butts, Jr. by quitclaim deed from Delores A. Singleton and John B. Singleton, of record in Book 9023, page 342, Register's Office for Davidson County, Tennessee, and rerecorded in Book 9035, page 243, said Register's Office; and being the same property conveyed to John B. Singleton and wife, Delores A. Singleton, by warranty deed from Charles M. Holmes and wife, Bessie K. Holmes, as of record in Book 4832, page 963, said Register's Office.

THE AFORESAID description is from the prior deeds of record.

THIS IS IMPROVED property known as 507 Lovell Street, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, its successors and assigns forever.

AND GRANTORS DO COVENANT with the said Grantees that they are lawfully seized and possessed of said property, that they have a good right to convey it, and that the same is unencumbered.

THIS CONVEYANCE is subject to 1994 property taxes which are not yet due and payable.

AND GRANTORS DO FURTHER COVENANT and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF Grantors do herewith execute this instrument on this the 11th day of July, 1994.

Sherry D. Butts

Charles E. Butts, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sherry D. Butts and Charles E. Butts, Jr., with whom I am personally acquainted, and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of July, 1994.

TED A. BURKHALTER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

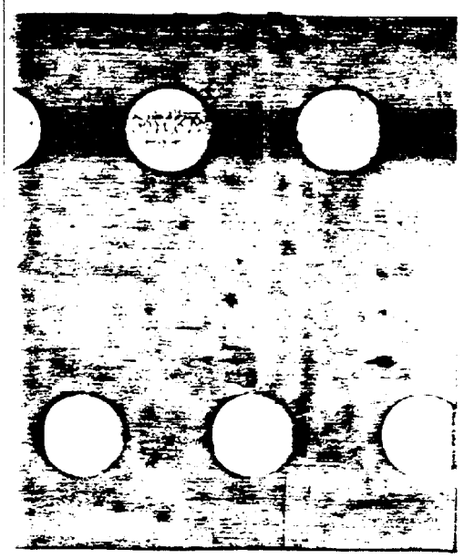
My commission expires: 11-26-94

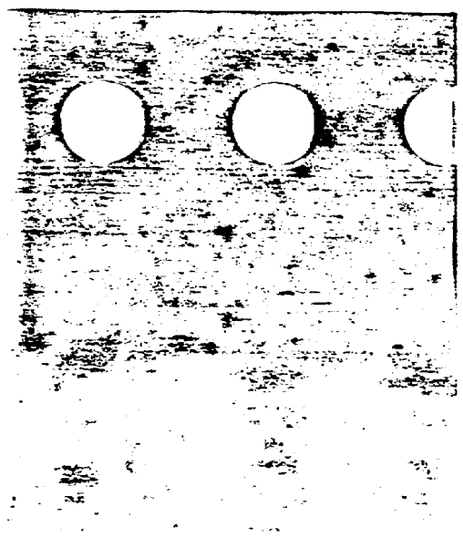
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69807
IDENTIF. & REFERENCE

94 JUL 11 PM 12:28
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP





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	12000.00
CON TX	44.40
PRFEE	1.00
MDEED	8.00
TOTAL	53.40
CHECK	53.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/11/94 01 12:28 0001 5556

69807
IDENTIF. ← REFERENCE

94 JUL 11 PM 12:28
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 812177