77549

IDENTIFICATION REFERENCE

BOOK 9426 PAGE 313

94 AUG -2 PM 3:46

3875 08/02 0101 03CHECK 575.10

REGISTER
DAVIDSON COUNTY, TN.

THIS INSTRUMENT PREPARED BY:
J. Steven Kirkham
MANIER, HEROD, HOLLABAUGH & SMITH
2200 First Union Tower
150 Fourth Avenue North
Nashville, Tennessee 37219-2494

New Owner:	Tax Bills To:	Map/Parcel:
Willie J. Beasley and **Jackie C. Beasley** **513 Hill Road** **Nashville, TN 37220**	**Countrywide Funding Corp.** **718 Thompson Lane #105** **Nashville, TN 37204**	**161-90** **Parcel 1**

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Fifty Three Thousand ($153,000) Dollars cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Samuel Arthur Butts and Glenna Butts ("Grantors" herein), have bargained and sold, and do hereby sell, transfer, convey, and confirm unto Willie J. Beasley and Jackie C. Beasley of Nashville, Tennessee ("Grantees" herein), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Hillview Estates of record in Book 3600, Page 89, said Register's Office to which reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Samuel Arthur Butts, III by deed of record in Book 8342, Page 632, Register's Office of Davidson County, Tennessee.

This is improved property known as 513 Hill Road, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said Grantees, their heirs, successors, and assigns, forever. And Grantors covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for:

1. 1994 Taxes, a lien, which are not yet due and payable.
2. All matters shown on Plat recorded in Plat Book 3600, page 89.
3. Restrictive Covenants of record in Book 3836, Page 719.

And Grantors do further covenant and bind their assigns, successors, and representatives to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors, and assigns, against the lawful claims of all persons.

Whenever 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 Grantora have hereunto set their hand as of this 1st day of ~~July~~ August, 1994.

GRANTORS

Samuel Arthur Butts, III

Glenna Butts

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, Samuel Arthur Butts, III and Glenna Butts, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 1st day of August, 1994.

Dolly E. Skipper
Notary Public

My Commission Expires: 3/25/95

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $153,000.

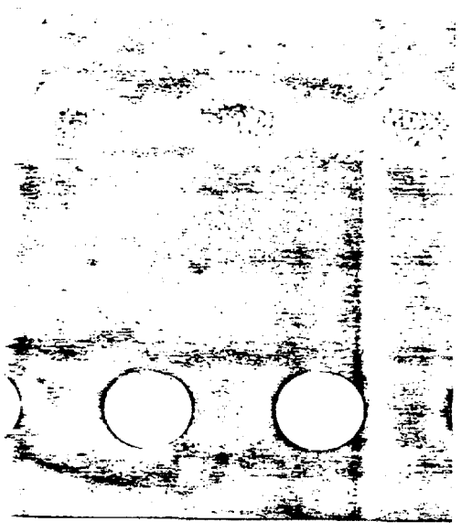
Willie Beasley
Affiant

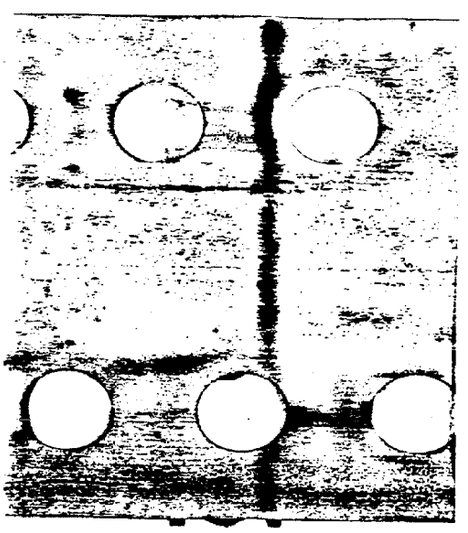
Sworn to and subscribed before me this 1st day of August, 1994.

Deborah Ann Lind
Notary Public

My Commission Expires: 9/11/95

\wp51\kirk\butt.ded





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

RECEIVED OF _____

FOR _____

BOOK 9426 PAGE 315

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	153000.00
			CON TX	566.10
			PRFEE	1.00
			WDEED	8.00
			TOTAL	575.10
			CHECK	575.10
08/02/94	01		15:45 0001	3895

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

77549
IDENTIF. # REFERENCE

94 AUG -2 PM 3:46
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

No. 820418