This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Pedro S. Villegas, Jr. and Rosa G. Villegas
3306 Oak Trees Court
Antioch, Tennessee 37013

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Union Planters National Bank
P.O. Box 3137
Memphis, TN 38173-0137

MAP AND PARCEL:
MAP 150-7
PARCEL 267
2DX-04897

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Gerald S. Butner and wife, Maria T. Butner hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Pedro S. Villegas, Jr. and wife, Rosa G. Villegas, as tenants by the entirety, 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:

> BEING Lot No. 57A, Zone Lot Division of Lots 51, 56 and 57, on the Plan of Lakeshore Woods, Section 2, of record in Plat Book 6250, Page 608, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Gerald S.Butner and wife, Maria T. Butner, by deed from Virginia M. Streety Brooks and husband, Duane A. Brooks of record in Book 8740, Page 874, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by Union Planters National Bank of record in Book 6737, Page 307, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account to be transferred to Grantee(s).

This conveyance is subject to restrictions of record in Book 6230, Page 385; Book 6063, Page 351, Book 6112, Page 546, and such easements and setback lines of record in Plat Book 5200, Page 608, and as amended in Book 6250, Page 508, said Register's Office.

This is improved property known as 3306 Oak Trees Court, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Pedro S. Villegas, Jr. and wife, Rosa G. Villegas, their heirs and assigns, forever; and we, Gerald S. Butner and wife, Maria T. Butner 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 14th day of October, 1994.

Gerald S. Butner
Gerald S. Butner

Maria T. Butner
Maria T. Butner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

8896 10/17 0101 03CHECK 194.66

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Gerald S. Butner and wife, Maria T. Butner the 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 14th day of October, 1994.

Jane W. Floyd
NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 50,177.25.

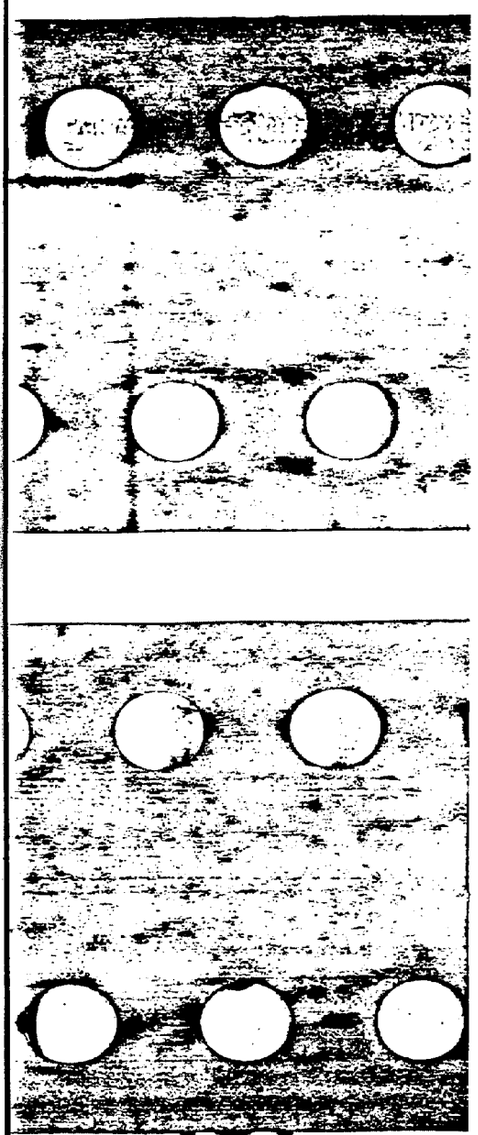
Pedro L. Villagos Jr.
AFFIANT

Subscribed and sworn to before me this 14th day of October, 1994.

Jane W. Floyd
NOTARY PUBLIC
My Commission Expires: 3/22/97

00583
IDENTIF. & REFERENCE

94 OCT 17 PM 2:17
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____ BOOK 9495 PG 166

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 50177.25
				CON TX 185.66
				PRFEE 1.00
				WDEED 8.00
				TOTAL 194.66
				CHECK 194.66
10/17/94	01			14:16 0001 8896

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00583
IDENTIF. ◆ REFERENCE

94 OCT 17 PM 2:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 845089