BOOK 9505 PG 726

This instrument prepared by:

THOMAS N. JONES, ATTORNEY
339 Main Street
Franklin, TN 37064
(615) 794-0807

Mail

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Stefon C. Butler 2716 Fortland Drive Nashville, TN 37206	AMSouth Mortgage Company, Inc. P.O. Box 847 Birmingham, AL 35233	83-15 22

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Harry Mitchell, married**, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **Stefon C. Butler and wife, Valerie M. Butler**, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot NO. 275 on the Plan of Fortland Park, Section Three, of record in Book 2900, page 61, Register's Office for Davidson County, Tennessee.

Said Lot No. 275 fronts 85 feet on the northerly side of Fortland Drive and runs back between lines 273.0 feet on the westerly line and 245 feet on the easterly line to a dead line in the rear on which it measures 147.6 feet.

Being the same property conveyed to Harry Mitchell, married by deed from Mayme Wilma (Way) Mitchell and husband, John M. Mitchell by deed of record in Book 6384, page 163, Register's Office of Davidson, TN.

SUBJECT TO THE FOLLOWING:

1. 1994 taxes are a lien and are now due and payable.

2. Restrictive covenants of record in Deed Book 2997, Page 394, and amended in Book 3431, page 103, Register's Office of Davidson County, Tennessee.

3. Plan of record in Plat Book 2900, Page 61, Register's Office of Davidson County, Tennessee shows an owners's certificate, a 40-foot minimum building setback line from Fontland Drive, and a 10-foot easement for public utility and drainage purposes along the rear lines of said lot as well as a 20-foot sewer easement transecting a rear portion of said lot.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever;

AND Grantor covenants with the said Grantee that grantor is/are lawfully seized and possessed of said land in fee simple and has a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND Grantor further covenants and binds myself, my heirs and representatives, to

warrant and forever defend the title to the said land to the said Grantee, his/her 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.

This property is known as: 2716 Fortland Drive, Nashville, TN 37206

AND I, DORIS JEAN MITCHELL, wife of Harry Mitchell, do hereby join in this conveyance to convey any and all rights I might have in said property due to my marriage or otherwise.

WITNESS OUR HANDS this 25th day of October, 1994 in Franklin, TN.

SELLER: Harry Mitchell

SELLER: Doris Jean Mitchell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, Harry Mitchell and wife, Doris Jean Mitchell, the within named bargainor(s) with whom I am personally acquainted and who acknowledge that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand this 25th day of October, 1994 in Franklin, TN.

Notary Public

CYNTHIA G. WITT NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

My Commission Expires:

1/13/98

tnj/cw/19279400

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $79,900.00.

Stefan C. Butler
Affiant

Sworn to and subscribed to me, the undersigned, this 25th day of October, 1994, in Franklin, Tennessee.

Cynthia D. Witt
Notary Public

CYNTHIA D. WITT NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

My Commission Expires:

1/13/98

04261

IDENTIF. & REFERENCE

94 OCT 31 AM 11:21

REGISTER
DAVIDSON COUNTY, TN.

2805 10/31 0101 03CHECK 308.63

tnj/cw/19279400



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

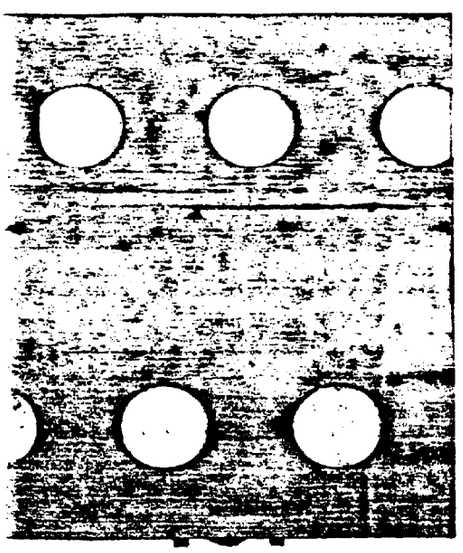
RECEIVED OF _____

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 79900.00
CON TX 295.63
~~PRFEE 1.00~~
~~MTGTX~~
~~MTEED 12.00~~
TOTAL 308.63
CHECK 308.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/31/94 01 11:21 0001 2805

04261
IDENTIF. # REFERENCE

94 OCT 31 AM 11:21
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 849112