This Instrument Prepared By:

Bottorff & Kavin
5110 Maryland Way, Suite 200
Brentwood, TN 37027

BOOK 9598 PG 463

WARRANTY DEED

ADDRESS NEW OWNER:
Lanny H. Waller and Kay B. Waller
232 Hearthstone Manor
Brentwood, TN 37027

SEND TAX BILL:
To Owner

MORTGAGEE:
Franklin National Bank
Public Square
Franklin, TN 37064

MAP AND PARCEL:
MAP 160-15
GROUP A
PARCEL 55.00 CO

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, Michael L. Butine, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Lanny H. Waller and wife, Kay B. Waller, 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 in Davidson County, TN, being Unit No. 55 on the Condominium Site Plan of Phase IV, Heathstone Manor, of record in Book 6250, page 990, Register's Office, Davidson County, TN.

Being the same property conveyed to Michael L. Butine, unmarried, by deed from Barry N. Kleppin and wife L. Dee Pearce Kleppin of record in Book 8579, page 324, Register's Office for Davidson County, Tennessee.

This is improved property known as 232 Hearthstone Manor, Brentwood, TN 37027.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1995 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Lanny H. Waller and wife, Kay B. Waller, their heirs and assigns, forever; and Michael L. Butine, unmarried, does covenant with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and he does further covenant and bind himself, his 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 my hand this the 17th day of February, 1995.

Michael L. Butine

Michael L. Butine

35276
IDENTIFICATION REFERENCE

95 FEB 21 AM 10:39
REGISTER
DAVIDSON COUNTY, TN.

2966 02/20 0101 03CHECK 539.95

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

BOOK 9598 PG 464

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Michael L. Butine, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 17th day of February, 1995.

NOTARY PUBLIC

My Commission Expires: March 2, 1998

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

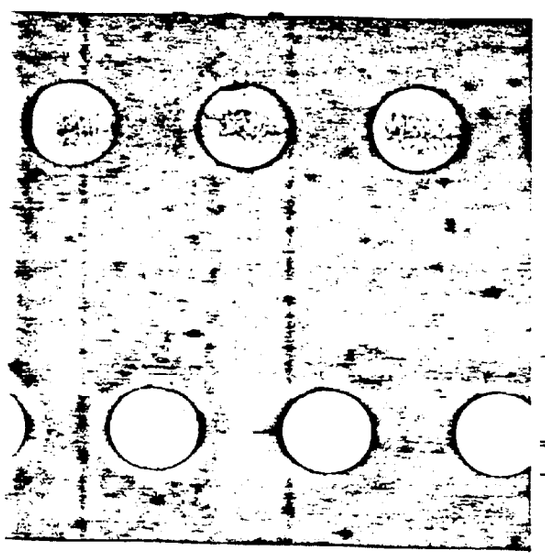
The actual value or consideration, whichever is greater, for this transfer is $ 143,500.00

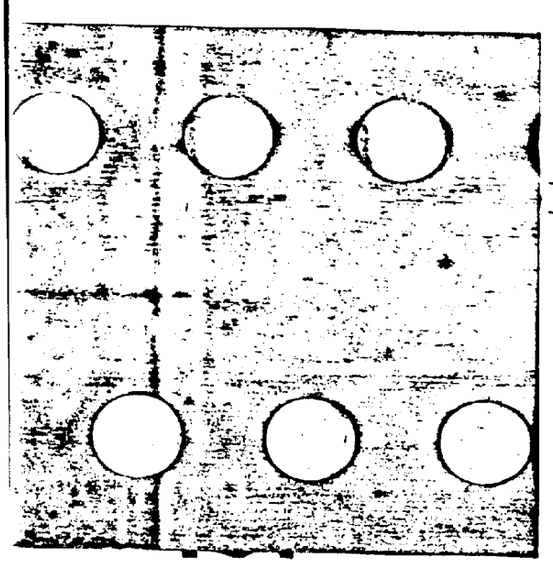
AFFIANT

Subscribed and sworn to before me this 17th day of February, 1995.

NOTARY PUBLIC

My Commission Expires: March 2, 1998





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9598 PG 465

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 143500.00

CON TX 530.95

PRFEE 1.00

WDEED 8.00

TOTAL 539.95

CHECK 539.95

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/20/95 01 22:37 0001 2966

35276

IDENTIF. & REFERENCE

95 FEB 21 AM 10:39

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 882661