BOOK 9610 PG 491

Box 17

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 81,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February 19 95

NOTARY PUBLIC AT LARGE

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 8/22/97

(AFFIX SEAL)

LAURI A. BEASLEY NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**

Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| John J. Chiasson, Jr. (NAME) | First Bank & Trust (NAME) | MAP 165-14 |
| 4895 Peppertree Drive (ADDRESS) | 1691 North Mt. Juliet Road (ADDRESS) | PARCEL 123 |
| Antioch, TN 37013 (CITY) (STATE) (ZIP) | Mt. Juliet, TN 37122 (CITY) (STATE) (ZIP) | 2D78368 |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jerry D. Butler

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John J. Chiasson, Jr. and wife, Angela L. Chiasson

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. 116 of Peppertree Forest Subdivision, Section 14, as of record in Plat Book 7900, page 501, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description, said description is incorporated herein by reference the same as if copied fully herein verbatim.

Being part of the same property conveyed to Jerry D. Butler by deed from Elite Construction, Inc. of record in Book 8501, page 805, Register's Office for Davidson County, TN.

Georgia Butler joins in this conveyance to convey any interest she may have as the wife of Jerry D. Butler.

This conveyance is subject to any and all existing easements of record.

Subject to restrictions of record in Book 8911, page 265, said Register's Office.

39096 IDENTIF. ↑ REFERENCE

95 MAR -3 AM 10:08
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

7090 03/03 0101 03CHECK 311.29

unimproved ( )
This is improved ( X ) property, known as 4895 Peppertree Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 27th day of February, 19 95

Jerry D. Butler

By M. Mac Jenkins ATTY IN FACT

Georgia Butler

By M. Mac Jenkins ATTY IN FACT

BOOK 9610 PG 492

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____19_____ .

Commission expires _____ _____

Notary Public

_____

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon_____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On February 27, 1995, before me personally appeared M. Norris Jenkins to me known to be the person who executed the foregoing instrument in behalf of Jerry D. Butler and Georgia Butler and acknowledged that he executed same as the free act and deed of said Jerry D. Butler and Georgia Butler for the purposes therein contained.

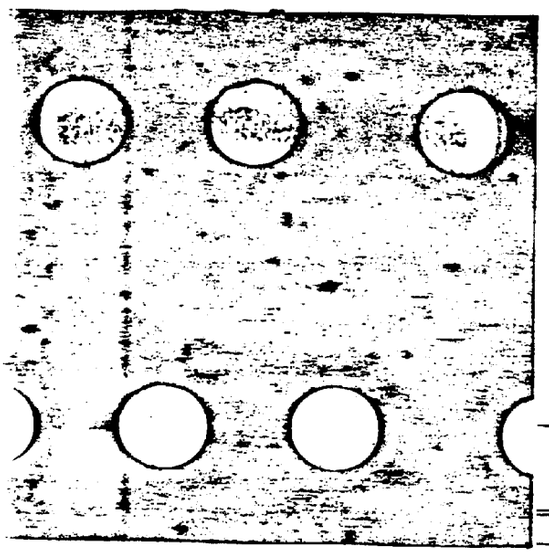
Witness my hand and official seal at Nashville, Tennessee, this 27th day of February, 1995.

My Commission Expires:

11/23/98

LAURI A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Lauri A. Beasley
Notary Public



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

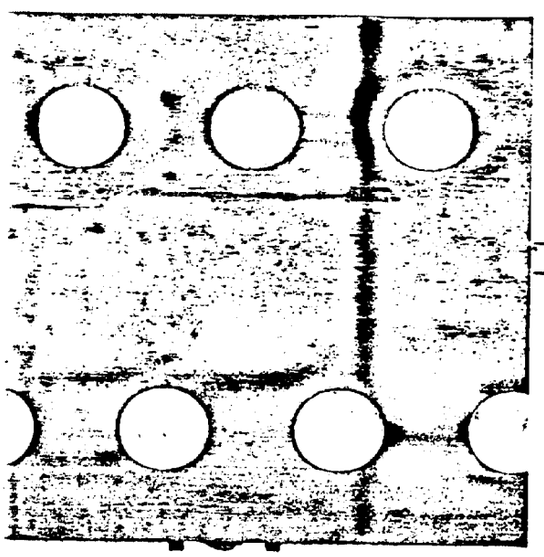
RECEIVED OF _____

FOR _____

BOOK 9610 PG 493

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|



MAMT 81700.00
ERR CO
MAMT 81700.00-
CAMT 81700.00
CON TX 302.29
PRFEE 1.00
WDEED 8.00
TAX 311.29
CHECK 311.29

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/03/95 01 10:10 0001 7090

39096
IDENTIF. ↑ REFERENCE

95 MAR -3 AM 10:09

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

No. 886739