WARRANTY DEED

BOOK 9717 PG 267

My Commission Expires May 20 1998

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May 19 95

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steve Waters, Atty., 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fred E. Takacs (NAME)	First Republic Mortgage (NAME)	MAP 030-00-0
6450 Old Hickory Blvd (ADDRESS)	6012 Wilmington Pike (ADDRESS)	PARCEL 125.00
Whites Creek, Tennessee 37189 (CITY) (STATE) (ZIP)	Dayton, Ohio 45459 (CITY) (STATE) (ZIP)	FB#14d-11800

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, Robert W. Butler and wife, Lynn E. Butler

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fred E. Takacs, married

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. 6 on the Plan of Felix Dickerson Subdivision, not of record, described according to a survey by Ralph Lambert and son, Surveyors, as follows:

BEGINNING at a point in the southerly margin of Old Hickory Boulevard, the common corners of Lots 5 and 6; thence with the line between said lots, South 1 38' West 701.0 feet to a point in the common rear corner of Lots 5 and 6; thence North 87 West 28 feet to an iron pin; thence South 61 West 229 feet to a point in the common rear corners of Lots 6 and 7; thence North 5 40' East 672.6 feet to a point in the southerly margin of Old Hickor Boulevard; thence easterly with said road, 230 feet to the point of beginning, containing 3.06 acres, more or less.

Being the same property conveyed to Robert W. Butler and wife, Lynn E. Butler by deed from Ricky William Gullette and Rita Gale Gullette, both unmarried of record in Book 8548, page 884, Register's Office, Davidson County, Tennessee.

The legal description contained herein is the same as in the previous deed of record.

95 JUN 30 AM 9:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 0074957

unimproved ( )
is improved (X) property, known as 6450 Old Hickory Blvd. Whites Creek, Tennessee 37189
(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 our hand s this 30th day of May 19 95

Robert W. Butler

BK

_____, a Notary Public in and for

d wife, Lynn E. Butler

on the basis of satisfactory evidence, and who acknowledged that

ss my hand and official seal at Goodlettsville

ay of May, 19 95.

Notary Public

20, 1996

_____ a Notary Public within and for the

_____ with whom I am personally acquainted and who

_ being authorized so to do, execute the foregoing instrument for the

e said _____

_____ on this the _____

Notary Public

FC

FR

OFF

6620 06/30 0101 03CHECK 416.00

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

VED OF _____

BOOK 9717 PG 269

CONVEYANCE
MORTGAGE
WARRANTY DEED
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

SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
110000.00
CON TX 407.00
PRFEE 1.00
WDEED 8.00
TOTAL ~~416.00~~
CHECK ~~416.00~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/30/95 01 09:16 0001 6620

95 JUN 30 AM 9:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

REFERENCE

No. 925787

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