Mail

This Instrument Prepared Without Title Search By
Information and Documents Provided By:
JOHN T. GWIN, ATTORNEY AT LAW
2542 North Mt. Juliet Road
Post Office Box 888
Mt. Juliet, TN 37122

BOOK 9769 PG 372

ADDRESS NEW OWNER:
Christopher Wallace et ux
129 Commerce Street
Old Hickory, Tennessee 37138

SEND TAX BILL:
To Owner

MORTGAGEE:
Raymond D. Butcher and wife, Mary L. Butcher
3220 Franklin Road
Lebanon, Tennessee 37087

MAP AND PARCEL:
Map 64
Group 9
Parcel 87

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, **Raymond R. Butcher and wife, Mary L. Butcher,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Christopher Wallace and wife, Angelia Shay Denise Wallace**, 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 Lots Nos. 1 and 2 of Block "D" on the Map of Hadely Bend City Subdivision, as of record in Book 421, page 120, Register's Office for said County.
>
> Said Lot No. 1 fronts 25 feet on the southerly side of Commerce Street and runs back 188 feet along the westerly margin of Church Street on the east side and 164 feet on the west side to a dead line in the rear, measuring 25 feet the rear.
>
> Said Lot No. 2 adjoins above described Lot No. 1 on the westerly side, fronts 25 feet on the southerly side of Commerce Street and runs between lines 164 feet to a dead line.
>
> This is the same description as the prior deed of record.
>
> Being the same property conveyed to Raymond R. Butcher and wife, Mary L. Butcher by deed from George R. Wauford and wife, Theresa N. Wauford, dated May 22, 1985, as of record in Book 6563, page 953, Register's Office for Davidson County, Tennessee.

This is improved property known as 129 Commerce Street, Old Hickory, TN 37138.

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

Real property taxes for 1995 have been settled between the parties, and are the responsibility of Grantees.

This instrument prepared without title search, as none requested by the parties, from information and documents provided by the parties.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Christopher Wallace and wife, Angelia Shay Denise Wallace, their heirs and assigns, forever; and we, Raymond R. Butcher and wife, Mary L. Butcher, 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 August, 1995.

Raymond R. Butcher
Raymond R. Butcher

Mary L. Butcher
Mary L. Butcher

95 AUG 22 AM 9:54
REGISTER
DAVIDSON CO. TN.

IDENTIF. & REFERENCE
00918061

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Raymond R. Butcher and wife, Mary L. Butcher, 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 Mt. Juliet, Tennessee, this the 14th day of August, 1995.

Patricia M. Quin
NOTARY PUBLIC

PATRICIA M. QUIN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: February 3, 1997

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 32,000.00.

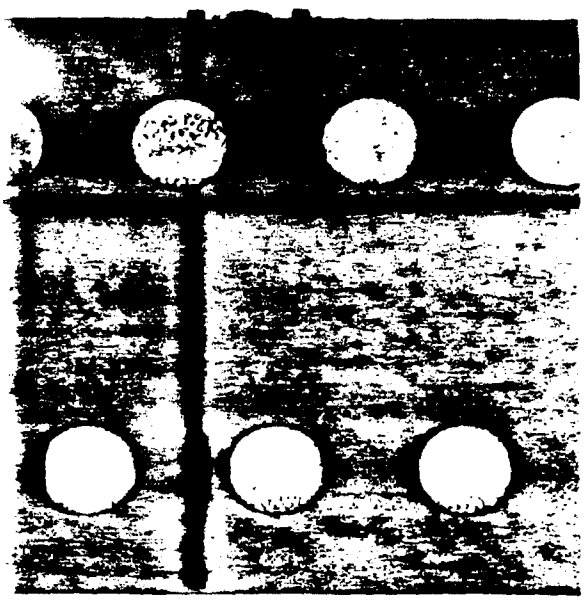
Chris Wallace
AFFIANT

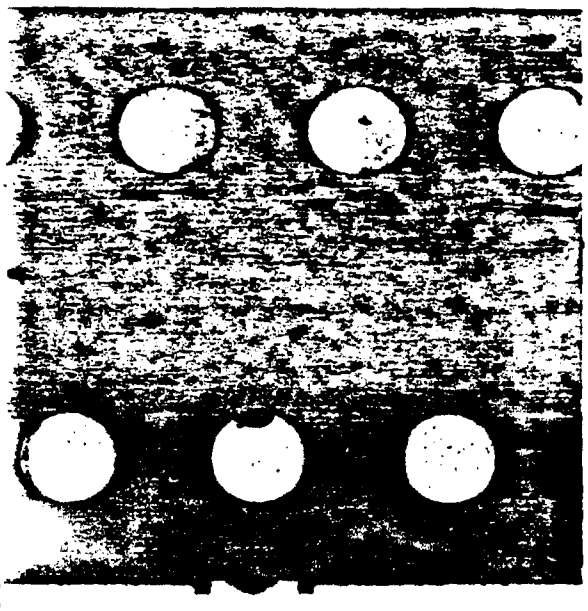
Subscribed and sworn to before me this 14th day of August, 1995.

Patricia M. Quin
NOTARY PUBLIC
My Commission Expires: February 3, 1997

PATRICIA M. QUIN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

1996 JUL 22 01 01 PM
127.40





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

RECEIVED OF _____

FOR _____

BOOK 9769 PG 374

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 32000.00
CON TX 118.40
PRFEE 1.00
WDEED 8.00
TOTAL 127.40
CHECK 127.40

08/22/95 01 09:56 0001 4989

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0091806
IDENTIF. ↑ REFERENCE

95 AUG 22 AM 9:54
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 943945