BOOK 9775 PG 857

THIS INSTRUMENT PREPARED BY:

Mail
Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 96,000.00

Affiant

Subscribed and sworn to before me, this 25th day of August 1995

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
JEFFREY S. BUTTON 1427 Porter Road Nashville, Tennessee 37206	First Tennessee Bank P.O. Box 351 Memphis, Tennessee 38101	MAP 72-15 PARCEL 298

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of NINETY SIX THOUSAND AND NO/100---------- ---------- ($ 96,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , RICHARD T. BOYD, UNMARRIED hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto JEFFREY S. BUTTON, UNMARRIED hereinafter called the Grantee___, his 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, Tennessee, being known as Tract II on Earl Drake Survey of September 21, 1992. Beginning at an iron pinin the easterly margin of Porter Road, said pin being the northwesterly corner of Tract I; thence with the easterly margin of Porter Road North 27 degrees East 120.0 feet to an iron pin; thence South 87 degrees 00 minutes East 129.0 feet to an iron pin; thence South 10 degrees 00 minutes West 100.0 feet to a post; thence South 81 degrees 30 minutes West 27.0 feet to a stake; thence South 9 degrees 00 minutes West 62.0 feet to a stake; thence North 64 degrees 15 minutes West 141.0 feet to the point of beginning.

BEING the same property conveyed to Richard T. Boyd by deed from Timothy H. Lehning and Howell W. Lehning, Jr., of record in Book 6508, page 275, Register's Office for Davidson County, Tennessee.

This is improved property known as 1427 Porter Road, Nashville, Tennessee 37206

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 heirs and assigns, forever.

GRANTOR___ COVENANT_s_ with the said GRANTEE___ that he is lawfully seized and possessed of said land in fee simple, ha_s_ good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Tract II of Survey of Earl Drake of Sept. 21, 1922 of record in Book _____ , page _____, Register's Office for Davidson County, Tennessee.

BOOK 9775 PG 853

GRANTOR___ FURTHER COVENANTs__ and bind_s_ himself___, his___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand___on this the 25th day of August, 19 95.

Richard T. Boyd

RICHARD T. BOYD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RICHARD T. BOYD, UNMARRIED, the bargainor___, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of August, 1995.

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____, 19 ____.

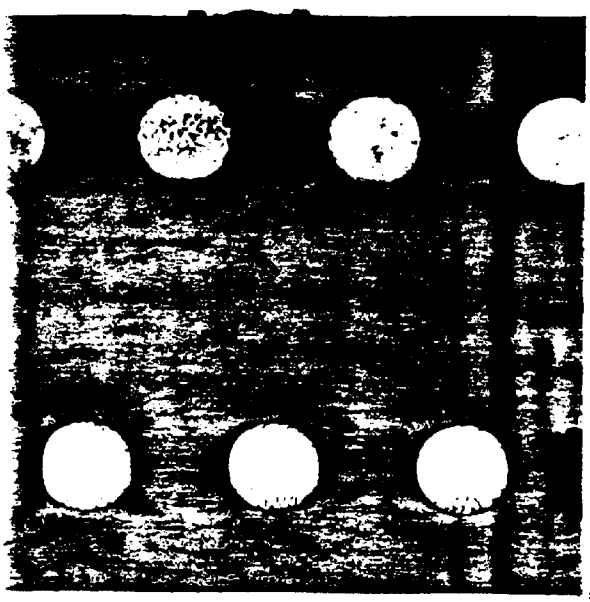
My Commission Expires: _____

Notary Public

0091,072
IDENTIF. & REFERENCE

95 AUG 29 AM 8:15
REGISTER

7459 08/29 0101 03CHECK 364.20



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

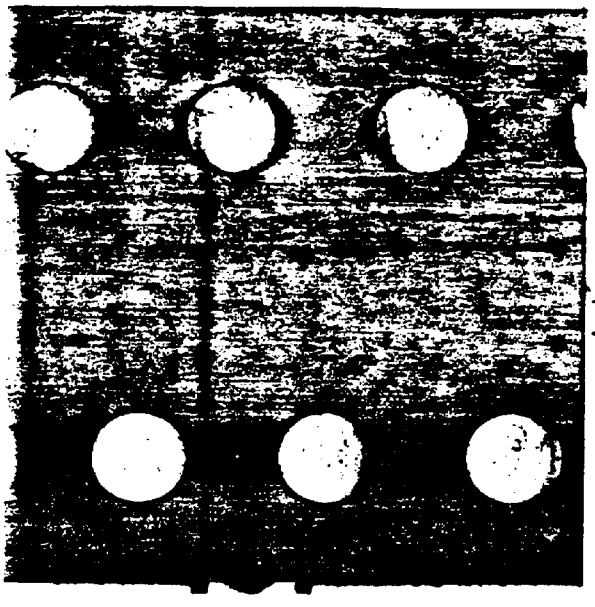
RECEIVED OF _____

FOR _____

BOOK 9775 PG 859

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 96000.00
CON TX 355.20
PRFEE 1.00
WDEED 8.00
TOTAL 364.20
CHECK 364.20

08/29/95 01 08:15 0001 7459

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0094072
IDENTIF. ↑ REFERENCE

95 AUG 29 AM 8:15
REGISTER
DAVIDSON COUNTY, TN.

No. 946389