BOOK 9806 PG 93

0105064

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95 SEP 26 AM 8:33
LIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

MAILENV.

WARRANTY DEED

This Indenture made this 31st day of July, 1995 between Butler Builders, LLC, as GRANTOR, and Monica D. Nixon, married, as GRANTEE.

W I T N E S S E T H, That said Grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs forever the following described land located in the County of Davidson, State of Tennessee, to-wit:

Being Lot No. 79 on the Plan of Section One, Chelsea Village Addition, of record in Plat Book 7900, page 704, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Butler Builders, LLC by deed from Deluxe Homes, Inc. of record in Book 9806, page 91, Register's Office for Davidson County, Tennessee.

Subject to any and all restrictive covenants of record in the Register's Office for Davidson County, Tennessee.

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, their heirs and assigns, forever; and we do covenant with the said Grantee that we are lawfully seized and posessed 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 Grantee, 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.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

WITNESSES

Angela M. Lake

Cindy E. Hales

Butler Builders, LLC

Jerry Butler, PARTNER

RECORDING MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Address of new owner:
Monica D. Nixon
3216 Clapham Rd.
Antioch, TN 37013

Send Tax Bills To:
National Bank of Commerce
7770 Poplar Ave.
Germantown, TN 38138

Map & Parcel No.
Map 149-03
Parcel 46

BOOK 9806 PG 94

STATE OF Tennessee
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jerry Butler, Partner with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath acknowledged himself to be the Partner of the Butler Builders, LLC, a Corporation, and that he as such Partner executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as Partner. Witness my hand and official seal this _____ day of _____, _____.

Barbara A. Yoder
Notary Public

My Commission Expires: 7-13-98

STATE OF Tennessee
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Butler Builders, LLC, , , , the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal this 31st day of July, 1995.

Barbara A. Yoder
Notary Public

My Commission Expires: 7-13-98

STATE OF Tennessee
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $110940.

Affiant

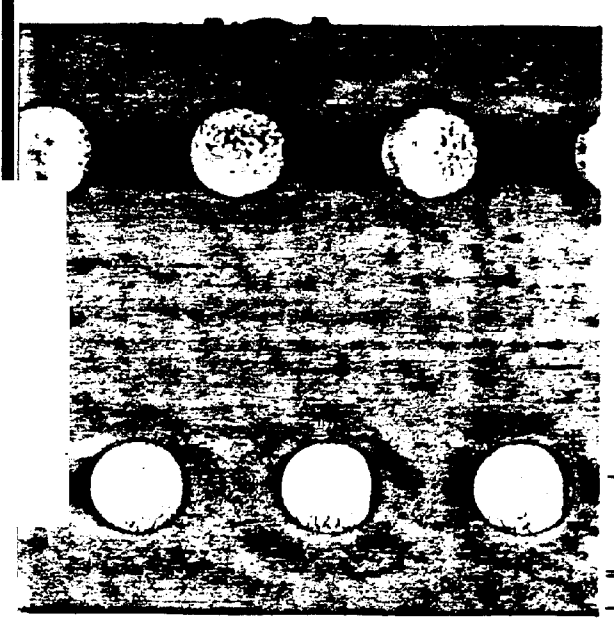
Subscribed and sworn to before me this 31st day of July, 1995.

Barbara A. Yoder
Notary Public

My Commission Expires: 7-13-98

THIS INSTRUMENT PREPARED BY:
Equity Search, Inc.
2323 Hillsboro Road, Suite 507
Nashville, Tennessee 37212

RECORDING IN THIS AREA MAY AFFECT LEGIBILITY OF WORDS OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED



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

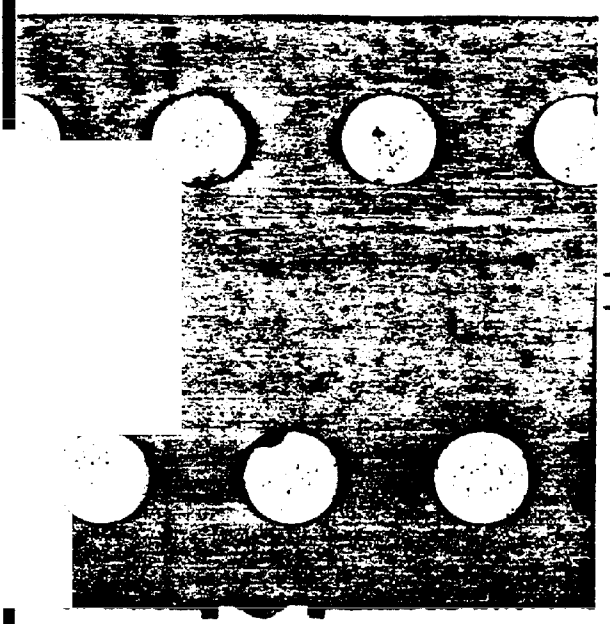
RECEIVED OF _____

FOR _____

BOOK 9806 PG 95

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 110940.00
CON TX 410.48
PRFEE 1.00
MDEED 8.00
CHECK 419.48

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/26/95 01 08:34 0001 9170

0105064
IDENTIF. # REFERENCE

95 SEP 26 AM 8:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 957984