BOOK 9939 PG 933

17

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 132,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January 19 96

Notary Public

MY COMMISSION EXPIRES: 3/22/97
(AFFIX SEAL)

**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 |
|---|---|---|
| Charles A. Wells, Jr. (NAME) | Boatmen's National Mortgage, Inc (NAME) | MAP 150-2 |
| 605 Brantley Court (ADDRESS) | 4041 Knight Arnold Road (ADDRESS) | PARCEL 496 |
| Antioch, TN 37013 (CITY) (STATE) (ZIP) | Memphis, TN 38118 (CITY) (STATE) (ZIP) | 2DX03373 |

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, Butler Builders, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles A. Wells, Jr. and wife, Katherine H. Wells

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:

Land located in the Second Civil District of Davidson County, Tennessee, being Lot No. 4 on the plan of Percy Priest Meadows, Addition, Section One of record in Plat Book 6900, page 513, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Butler Builders, LLC by deed from Jerry Butler of record in Book 9939, page 931, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 8047, page 125, said Register's Office.

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

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

unimproved ( )
This is improved ( X ) property, known as 605 Brantley Court, 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 31st day of January 19 96

Butler Builders, LLC
By: Jerry Butler
Jerry Butler, Partner

95 FEB -6 PM 12:27
FILED FOR RECORD
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

0147801

BOOK 9939 PG 934

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 DAVIDSON

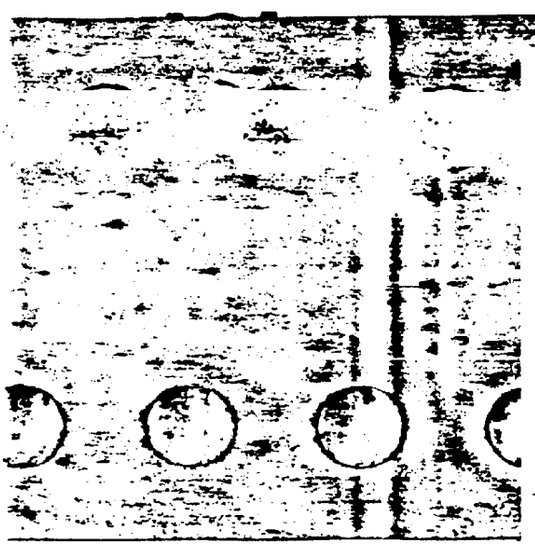
Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Jerry Butler and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Partner and _____ respectively of the Butler Builders, LLC the within named bargainor, and corporation, and that he as such Partner 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 Jerry Butler as such Partner, and attesting the same by the said _____ as such _____.

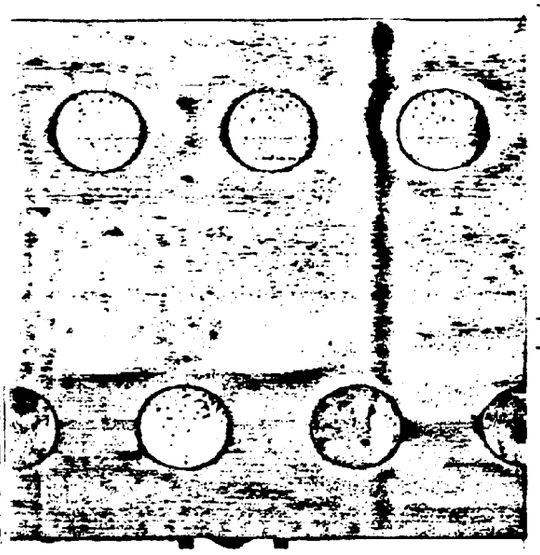
Witness my hand and official seal at office at Nashville, TN 37211 on this the 31st day of January 1996.

My commission expires 11/22/97

Laura A. Beasley
Notary Public

3234 02/06 0101 03CHECK 497.40





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

RECEIVED OF _____

FOR _____

BOOK 9939 PG 935

| | | |
|---|---|---|
| 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
132000.00
CON TX 488.40
PRFEE 1.00
MOE PA 8.00
TOTAL 497.40
CHECK 497.40

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

02/06/96 01 12:27 0001 5234

0147801
IDENTIF. ↑ REFERENCE

96 FEB -6 PM 12:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1003458