96 MAR -7 AM 10:53
DAVIDSON COUNTY, TN.

0157750

IDENTIFICATION REFERENCE

BK/PG 9971PG870

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

WARRANTY DEED

This Indenture made this 29th day of February, 1996 between Butler Builders, LLC, as GRANTOR, and Robert W. Beard and Jan E. Beard, 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. 2 on the Plan of Section Two, Chelsea Village Addition of record in Plat Book 7900, page 903, Register's Office for Davidson Co., 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 Quitclaim deed from Jerry Butler Construction, Inc. of record in Book 9971, page 868, Register's Office for Davidson Co., Tennessee.

Subject to easements and setback lines of record in Plat Book 7900, page 903, Register's Office for Davidson Co., Tennessee.

Subject to restrictive covenants of record in 8082, page 329; Book 8083, page 386; Book 8472, page 27; Book 8842, page 424; Book 9492, page 747; Book 9503, page 493; Book 9764, page 334 and Book 9772, page 887, Register's Office for Davidson Co., Tennessee.

Agreement for Dedication of Easement form Sanitary Sewer and/or Storm Drainage purposes of record in Book 6686, page 321, Register's Office for Davidson Co.,Tennessee.

9960 03/07 0101 00CHECK 459.35

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

Butler Builders, LLC

Jerry Butler

RECORDERS MEMO
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Address of New Owner
Robert W. Beard
1509 Grovesnor
Antioch, TN 37013

Send Tax Bills to:
National Bank of Commerce
7770 Poplar Avenue
Germantown, TN 38138

Map & Parcel
Map 149-33
Parcel 9

BK 9971 PG 871

STATE OF Tennessee
COUNTY OF Davidson

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 limited partnership ~~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 29th day of February, 1996.

Notary Public

My Commission Expires: 5/23/98

STATE OF
COUNTY OF

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 _____ day of _____, _____.

_____
Notary Public

My Commission Expires:

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $121715.

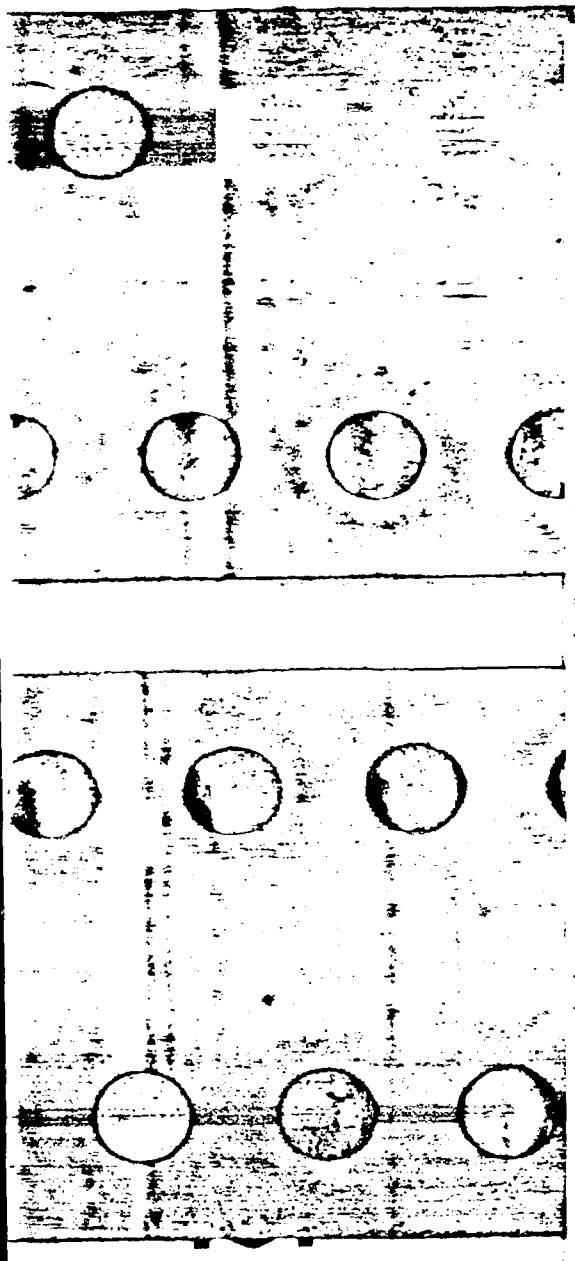
Affiant

Subscribed and sworn to before me this 29th day of February, 1996.

Notary Public

My Commission Expires: 5/23/98

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



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9971 PG 872

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 121715.00
CON TX 450.35
PRFEE 1.00
WDEED 8.00
TOTAL 459.35
CHECK 459.35

03/07/96 01 10:59 0001 5860

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0157750
IDENTIF. & REFERENCE

96 MAR -7 AM 10:53
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1013968