BOOK 10044 PG 739

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 91,665.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF April, 19 96

Notary Public

MY COMMISSION EXPIRES: 4/25/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Wilson County, 1281-G N. Mt. Juliet Road, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda Kennedy Butler (NAME)	NationsBanc Mortgage Corporation (NAME)	MAP 75-10
8315 Gordon Lane (ADDRESS)	2059 Northlake Parkway (ADDRESS)	PARCEL 108
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Tucker, GA 30084 (CITY) (STATE) (ZIP)	

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, Jon T. Fudge, Jr. and wife, Dafney Y. Fudge and Jon T. Fudge, Sr. and wife, Judy R. Fudge

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Linda Kennedy Butler

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 in Davidson County, Tennessee,

Being Lot No. 53 on the Plan of Hermitage Estates, a plan of which is of record in Plat Book 3300, Page 70 and 71, Register's Office for Davidson County, Tennessee, to which reference is hereby made for further description of said property.

BEING the same property conveyed to Jon T. Fudge, Jr. and wife, Dafney Y. Fudge and Jon T. Fudge, Sr. and wife, Judy R. Fudge by deed from Francis C. Henderson of record in Book 8654, Page 988, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 3403, Page 556, said Register's Office.

This conveyance is subject to setback lines and recorded easements of record in Book 3300, Page 71, said Register's Office.

This conveyance is subject to a ten foot public utility and drainage easement

CONTINUED

This is improved (X) unimproved ( ) property, known as 8315 Gordon Lane, Hermitage, Tennessee 37076
(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 our hand s this 30th day of April 19 96

Jon T. Fudge, Jr.

Jon T. Fudge, Sr.

Dafney Y. Fudge

Judy R. Fudge

BOOK 10044 PG 740

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jon T. Fudge, Jr. and wife, Dafney Y. Fudge and Jon T. Fudge, Sr. and wife, Judy R. Fudge

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 at Mt. Juliet, Tennessee, this 30th day of April, 19 96.

Commission expires 11-5-98

Notary Public

LOUISE N. FYKE NOTARY PUBLIC WILSON CO. TENN.

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

PLAT BOOK 30 LOT 330-SECK 348.29

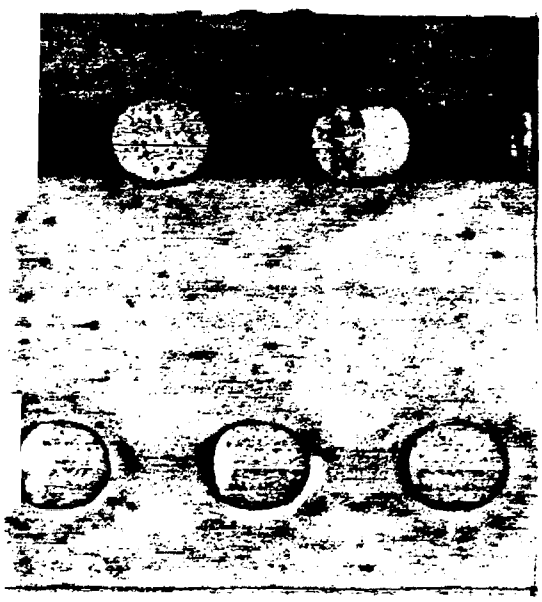
LEGAL DESCRIPTION CONTINUATION

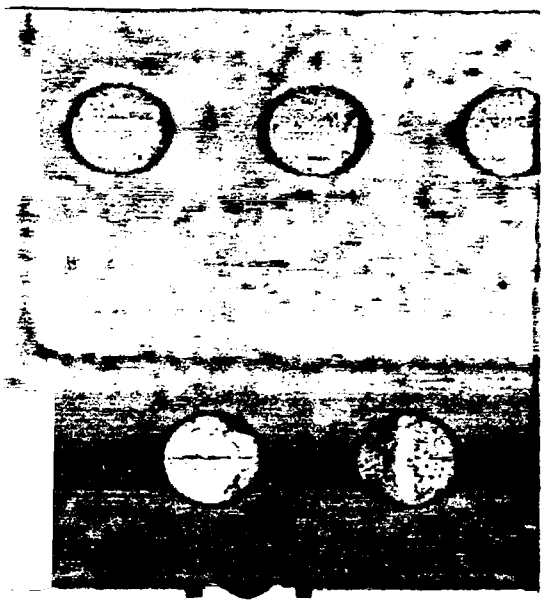
which runs along the rear lot line of record in Book 3300, Page 71, said Register's Office.

0180041
IDENTIF. ↑ REFERENCE

96 MAY -8 PM 2:20

FELIX Z. ROBINSON, REGISTER
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10044 PG 741

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	91665.00
CON TX	339.29
PRFEE	1.00
WDEED	8.00
TOTAL	348.29
CHECK	348.29

05/08/96 01 14:25 0001 9717

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0180041
IDENTIF. ↑ REFERENCE

96 MAY -8 PM 2:20

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1037718