THIS INSTRUMENT PREPARED BY:

BOOK 10415 PG 640

James David Leckrone, P.C.
Attorney at Law
Suite 1050 One American Center
3100 West End Avenue
Nashville, TN 37203

New Owner:	Tax Bills To:	Map & Parcel No:
Joseph M. BUTTRY and Amelia Holder BUTTRY 309 Lakebrink Drive Nashville, TN 37219	Same	096-16-0-A 005.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **CAROLYN L. KETNER** ("Grantor" herein), has bargained and sold, and does hereby bargain sell, transfer, convey, and confirm unto **JOSEPH M. BUTTRY AND AMELIA HOLDER BUTTRY** ("Grantees" herein), its heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

> Being Lot No. 5 on the Plat of Larchwood, Phase One, A Planned United Development, of record in Plat Book 6200, page 51, Register's Officer for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Grantor by deed of record in Book 6382, page 846, Register's Office for Davidson County, Tennessee.

The legal description and state of the title have been furnished to the draftsman from the record. The draftsman assumes no liability as to the accuracy thereof. The legal description stated above has been taken from the prior deed conveying this property to Grantor.

This is improved property known as 309 Lakebrink Drive, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEES, its heirs, successors, and assigns, forever. And GRANTOR does covenant with said GRANTEES that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for:

1. Taxes for 1995: A lien, but not yet due and payable.

2. All subdivision restrictions, building lines, and easements of record.

And GRANTOR does further covenant and bind itself, its assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, its heirs, successors, and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hand as of this 11th day of January 1996.

Carolyn L. Ketner
CAROLYN L. KETNER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 11th day of January, 1996, before me personally appeared Carolyn L. Ketner, to be known to be the person (or persons) described in and who executed the foregoing instrument and acknowledged that he (or they) executed the sale as his (or their) free act and deed.

WITNESS my hand, at office, this 11th day of January, 1996.

Connie L. Forristein
Notary Public
My Commission Expires: 6/2/96

CONNIE L FORRISTEIN NOTARY PUBLIC MY COMMISSION EXPIRES JUNE 2, 1996 DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $52,000.00 sale.

Carolyn L. Ketner
Affiant

Sworn to and subscribed before me this 11th day of January 1996.

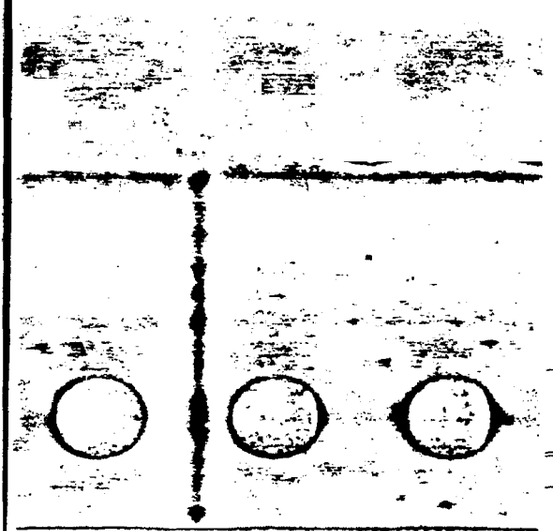
Connie L. Forristein
Notary Public

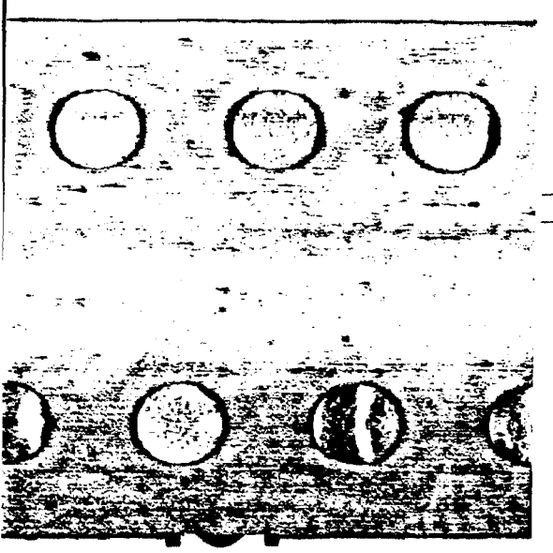
My Commission Expires: 6/2/96

CONNIE L FORRISTEIN NOTARY PUBLIC MY COMMISSION EXPIRES JUNE 2, 1996 DAVIDSON COUNTY, TENN

0294044
IDENTIF. & REFERENCE
MAIL ENV.
97 APR 14 PM 1:05
FELIX E. NILSON III REGISTER
DAVIDSON COUNTY, TN.

9051 04/14 0101 03CHECK 201.40





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

RECEIVED OF _____

FOR _____

BOOK 10415 PG 642

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 52000.00	
			CON TX 192.40	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 201.40	
			CHECK 201.40	
04/14/97	01	13:08 0001	9051	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0294044
IDENTIF. ↑ REFERENCE

97 APR 14 PM 1:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1139247