D-N17

BOOK 10470 PG 601

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 159,000.00
Jonathon W. Butler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF May 19 97

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 1/22/97

LAURA A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
(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 |
|---|---|---|
| Jonathan W. Butler (NAME) | Pacific Southwest Bank (NAME) | MAP 172-12-B |
| 505 Call Hill Place (ADDRESS) | 4144 N. Central Expwy, Suite 160 (ADDRESS) | PARCEL 303CO |
| Nashville, TN 37211 (CITY) (STATE) (ZIP) | Dallas, TX 75204 (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, Gregory L. Crouse , unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jonathan W. 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. 481 on the Plan of Bradford Hills, Section Thirteen, of record in Book 7900, page 6; Amended in Book 7900, page 661, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gregory L. Crouse by deed from Joseph J. Koza and wife, B. Joanne Koza of record in Book 10070, page 286, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 8069, page 170; Book 9227, page 69; By-Laws in Book 8071, page 531; Charter in Book 8071, page 520; Open Space conveyed in Book 8154, page 304; Deeds in Book 8377, page 769; Book 8377, page 808, said Register's Office.

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

Taxes for the year 1997 are prorated and assumed by the Grantee(s) herein.

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

unimproved ( )
This is improved ( X ) property, known as 505 Call Hill Place, Nashville, TN 37211
(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 27th day of May 19 97

Gregory L. Crouse

Gregory L. Crouse

BOOK 10470 PG 602

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gregory L. Crouse

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of May, 19 97.

LAURA A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission expires 11/23/97

Laura A Beasley
Notary Public

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



0309621
IDENTIFICATION REFERENCE

97 MAY 29 AM 11:38
FELIX E. DAUGHTREY REGISTER
DAVIDSON COUNTY, TN.

6254 05/29 0101 03CHECK 597.50

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

RECEIVED OF _____

FOR _____

BOOK 10470 PG 603

| | | |
|---|---|---|
| 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 159000.00
CON TX 588.30
PRFEE 1.00
WDEED 8.00
TOTAL 597.30
CHECK 597.30

05/29/97 01 11:44 0001 6254

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0309621
IDENTIF. # REFERENCE

97 MAY 29 AM 11:38

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1158 [illegible]