Box 5

# WARRANTY DEED

BOOK 10494 PG 427

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 17,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March 19 97

NOTARY PUBLIC

Notary Public

MY COMMISSION EXPIRES: 5-24-97

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 |
|---|---|---|
| Janice C. Buttrey | same | MAP 106-4 |
| (NAME) | (NAME) | |
| 406 Marwood Court | | PARCEL 16 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37210 | | 3DZ4578 |
| (CITY) (STATE) (ZIP) | (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, James Holder dba H & C Builders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Janice C. Buttrey and Ollie S. Matthews

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. 2 on the Plan of Final Resubdivision of part of Lot No. 8, William G. M. Campbell Land, of record in Book 6200, page 944, said Register's Office.

Being the same property conveyed to H & C Builders by deed from Orvil J. Jones of record in Book 9992, page 306, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements of record including an easement for electric power line of record in book 437, page 45, said Register's Office.

Taxes for the year 1997 are to be paid by the Grantor herein.

Taxes for the year 1998 are paid by the Grantee(s) herein.

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

unimproved ( X)
This is improved ( ) property, known as 406 Marwood Court Nashville, TN 37210
(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 March 19 97

James Holder dba H & C Builders

BOOK 10494 PG 428

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 James Holder dba H & C Builders

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 30th day of March 19 97.

Commission expires 5-24-97

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

0316609

IDENTIFICATION REFERENCE

97 JUN 17 AM 9:08

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

3845 06/17 0101 03CHECK 72.75

[redacted]

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

RECEIVED OF _____

FOR _____

BOOK 10494 PG 429

| | | |
|---|---|---|
| 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 17500.00
CON TX 64.75
PRFEE 1.00
WDEED 8.00
TOTAL 73.75
CHECK 73.75
06/17/97 01 09:08 0001 3845

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

0316609
IDENTIF. # REFERENCE

97 JUN 17 AM 9:08
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.**1163727