BOOK 10739 PG 241

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Albert Lee Dobbins and Victoria Dobbins
1200 Pennock Avenue
Nashville, TN 37207

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 61-10
PARCEL 9/10
12DZ-11090

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Mary A. Butler, married hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Albert Lee Dobbins and wife, Victoria Dobbins, as tenants by the entirety, 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:

> BEING all of Lot 225 and the southerly 50 feet of Lot 224, Maplewood Heights Subdivision, of record in Book 547, Pages 103-104 Register's Office for Davidson County, Tennessee, and described according to a survey by Campbell, McRae & Associates Surveying, Inc., dated 12/5/97, RLS #1673, as follows:
>
> Said Lot 225 and part of Lot 224 front together 150 feet on the westerly margin of Hutson Avenue and runs back between parallel lines 300 feet to a rear line in the rear measuring 150 feet thereon.
>
> Being the same property conveyed to Mary A. Butler by deed from Harry Butler of record in Book 2962, Page 207, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

Taxes for 1997 have been pro-rated and paid.

Harry Butler joins in the execution of this instrument to convey whatever interest he may have, especially marital rights.

This is improved property known as 3876/3880 Hutson Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Albert Lee Dobbins and wife, Victoria Dobbins, their heirs and assigns, forever; and we, Mary A. Butler and husband, Harry Butler 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 23rd day of December, 1997.

BOOK 10739 PG 242

Mary A. Butler

Mary A. Butler

Harry Butler

Harry Butler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Mary A. Butler and Harry Butler the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 23rd day of December, 1997.

Grace F. Floyd

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 24,800.00.

Albert L Hobbins

AFFIANT

Subscribed and sworn to before me this 23rd day of December, 1997.

Grace F. Floyd

NOTARY PUBLIC

My Commission Expires: 1/27/2001

NOTARY PUBLIC AT LARGE

0385063

IDENTIF. & REFERENCE

97 DEC 30 PM 2:38

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

6513 12/30 0101 03CHECK 100.76

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10739 PG 243

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	24800.00
CON TX	91.76
PRFEE	1.00
WDEED	8.00
TOTAL	100.76
CHECK	100.76

12/30/97 01 14:45 0001 6513

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0385063

IDENTIF. REFERENCE

97 DEC 30 PM 2:38

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1237213