Bx 29

OLLIE KAI PARSLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 27, 1999

STATE OF TENNESSEE 8393
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 139,000.00

Rodney S Butts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF April, 19 98.

Ollie Kai Parsley
Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY

J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rodney Scott Butts	NEW OWNER	Map 110, Par. 124
(NAME)	(NAME)	
3574 Earhart Road		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Mt. Juliet, TN 37122		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

BOOK 10876 PG 338

FOR AND IN 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 R. Simmons and wife, Linda S. Simmons

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rodney Scott Butts and wife, Lisa Gail Butts

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:

See exhibit A attached hereto and made a part hereof.

04122698
IDENTIFICATION REFERENCE
98 APR -7 AM 11:09
FILED FOR RECORD
REGISTER
DAVIDSON COUNTY, TN.

This is improved property known as 3574 Earhart Road, Mt. Juliet, TN 37122

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 their hands this 3rd day of April, 19 98.

James R. Simmons

Linda S. Simmons

File No.: 8393

ATTACHMENT

BOOK 10876 PG 339

Real Estate located in the 4th Civil District of Davidson County, Tennessee, and described according to the survey of Hickerson & Smith Engineering, dated 2/25/65 and revised on 1/6/66, as follows:

Beginning at a point in the center of Earhart Road, said point being South 8 deg. 31 mins. West 50 feet from the southeast corner of the property conveyed to the Trustees of Bakers Grove Baptist Church, as of record in Book 3802, page 515, Register's Office for Davidson County, Tennessee, said point also being in the southerly margin of the 50 foot unnamed roadway, thence North 86 deg. 52 mins. West 655 feet; thence South 8 deg. 7 mins. West 235 feet, more or less, to a point in the northerly boundary of K. B. Cooke property; thence South 88 deg. East 293.2 feet; thence South 85 deg. East 347.9 feet to the center of Earhart Road; thence with the center of same, North 8 deg. 31 mins. East 225 feet to the beginning, and containing 2.6 acres, more or less.

BEING the same property conveyed to James R. Simmons and wife, Linda S. Simmons by deed from John G. Doak, Sr., Successor Trustee, filed of record in Book 10757, page 962, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

8393

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named James R. Simmons and Wife, Linda S. Simmons 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 instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 3rd day of April, 1998.

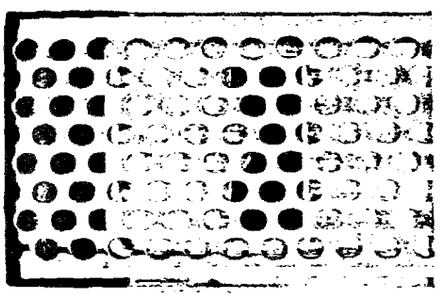
My commission expires _____

Ollie Mai Parsley
Notary Public

OLLIE MAI PARSLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 27, 1999

7016 04/07 0101 03CHECK 527-30



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

RECEIVED OF _____

FOR _____

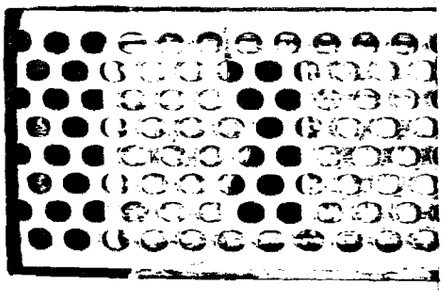
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
139000.00
CON TX 514.30
PRFEE 1.00
RECEIPT IS NOT VALID UNTIL CHECK IS PAID ~~ENEBANK~~ 12.00
TOTAL 527.30
CHECK 527.30
04/07/98 01 11:09 0001 7016

0422698
IDENTIF. # REFERENCE
98 APR -7 AM 11:08
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY



No. 1277252