Box 17

BOOK 10915 PG 946

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 149,361.10

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May 19 98

Notary Public

MY COMMISSION EXPIRES: 11/24/2001

AFFIX SEAL

LAURIE A. BEASLEY NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

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
Patrick J. Bautz (NAME)	Southeastern Mortgage of TN, Inc (NAME)	MAP 137-13-A
3369 Milbridge Drive (ADDRESS)	115 29th Avenue South (ADDRESS)	PARCEL 59CO
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	2DX09769

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, Butler Construction, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patrick J. Bautz and wife, Laurie J. Bautz

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 Lot No. 59 on the Plan of Peninsula Point, Section One, of record in Plat Book 9700, page 98, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description. Said description is incorporated herein by reference the same as if copied fully herein verbatim.

Being the same property conveyed to Butler Construction, LLC by deed from Butler Builders, LLC of record in Book 10915, page 923, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 9943, page 908, said Register's Office.

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

98 MAY -5 PM 1:15
DAVIDSON COUNTY, TN.

0433694
IDENTIF. A REFERENCE

unimproved ( )
This is improved (X) property, known as 3369 Milbridge Drive, Antioch, TN 37013
(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 1st day of May 19 98

Butler Construction, LLC
By: Jerry Butler
Jerry Butler, Manager
By M. Norris Jenkins ATTY IN FACT
by: M. Norris Jenkins by Power of Attorney recorded simultaneous herewith.

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

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

Commission expires _____

_____
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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On May 1, 1998, before me personally appeared M. Norris Jenkins to me known to be the person who executed the foregoing instrument in behalf of Jerry Butler, Manager and acknowledged that he executed same as the free act and deed of said Jerry Butler for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of May, 1998.

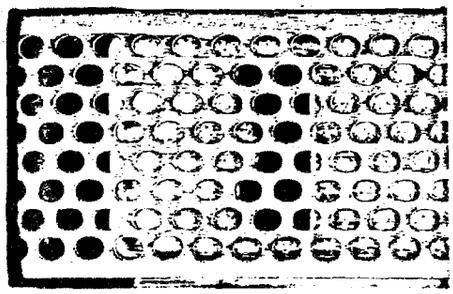
My Commission Expires:

11/24/2001

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

Lauri A. Beasley
Notary Public

2795 05/05 0101 03CHECK 561-



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10915 PG 948

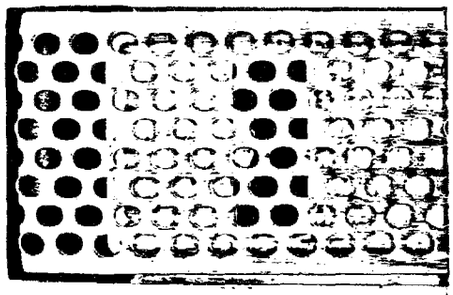
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	SO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 149361.10
CON TX 552.63
PRFEE 1.00
WDEED 8.00
TOTAL 561.63
CHECK 561.63

05/05/98 01 13:18 0001 2795

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0433694
IDENTIF. & REFERENCE

98 MAY -5 PM 1:15

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1288856