THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

# Warranty Deed

| ADDRESS NEW OWNERS: | PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES: | MAP-PARCEL NOS. |
|---|---|---|
| Janice L. Butler<br>101 Echo Hills Blvd.<br>Goodlettsville, TN 37072 | Same as New Owner | Map 18<br>P/O Parcels 4 & 5 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JAMES D. BEACH and wife, JEANETTE J. BEACH, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto JANICE L. BUTLER, hereinafter referred to as the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in the 10th Civil District of Davidson County, Tennessee identified as Tract No. 5, according to a survey dated March 19, 1998 by Richard C. Kessinger, Registered Land Surveyor, License No. 1038, as follows:

Beginning at an iron pin in the southerly margin of Lickton Pike, a corner to the property conveyed to Minta Jackson, by deed of record in Book 6350, page 416, Register's Office for Davidson County, Tennessee; thence with said margin of Lickton Pike, North 89 deg. 16' 18" East 83.15 feet to an iron pin; thence South 89 deg. 58' 06" East 135.75 feet to an iron pin; thence, South 89 deg. 21' 47" East 78.89 feet to an iron pin, a corner to Tract 4; thence with the line of Tract 4, South 01 deg. 10' 10" East 2,057.05 feet to an iron pin in the line of the property conveyed to Janice Butler, of record in Book 9350, page 902, Register's Office for Davidson County, Tennessee; thence with the line of Butler, North 81 deg. 44' 13" West 320.00 feet to an iron pin marking the most easterly corner of the property conveyed to Janice Butler by deed of record in Book 10513, page 325, Register's Office for Davidson County, Tennessee; thence with the line of Butler, North 23 deg. 02' 28" West 884.25 feet to a corner monument, the southeasterly corner of the property conveyed to Jerry Dean Bush, of record in Book 8418, page 774, Register's Office for Davidson County, Tennessee; thence with the line of Bush, North 23 deg. 30' 32" West 666.93 feet to an iron pin at 36 inch oak in the line of the property conveyed to Minta Jackson, by deed of record in Book 6350, page 416, Register's Office for Davidson County, Tennessee; thence with the line of Jackson, North 69 deg. 49' 28" East 669.93 feet to an iron pin; thence continuing with the line of Jackson, North 07 deg. 44' 09" West 46.90 feet to an iron pin; thence continuing with the line of Jackson, North 06 deg. 12' 26" West 309.54 feet to the point of beginning and containing 25.37 acres, more or less.

BEING a part of the same property conveyed to John L. Draper and James D. Beach and wife, Jeanette J. Beach, by deed from John Horsley, Trustee of record in Book 5918, page 863, Register's Office for Davidson County, Tennessee, and being a part of the same property conveyed to John L. Draper, a single man, and James D. Beach and wife, Jeanette J. Beach, by deed from Patricia Hitt wilson Effinger, individually and as Executrix of the Estate of Dorothy Hardcastle Hitt a/k/a Dorothy Hitt, deceased, of record in Book 7103, page 626, said Register's Office. And, the said John L. Draper is now deceased and under the terms and provisions of his Last Will and Testament dated August 2, 1982, and filed for record in Will Book 169, page 75, in the office of the Probate Court Clerk for Davidson County, Tennessee, the property is now vested in James D. Beach and wife, Jeanette J. Beach, in fee simple.

The foregoing description was prepared from a survey dated March 19, 1998, by Kessinger & Associates, Registered Land Surveyor, No. 1038.

This is unimproved property on Lickton Pike, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

And WE, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1998, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the Escrow Closing Attorney, when due. The GRANTORS will pay any and all Greenbelt taxes assessed against the said property within thirty (30) days after date of such assessment, and will indemnify and hold harmless the GRANTEE from same.

2. Easement for ingress and egress, TVA Easement and all other matters as shown on the boundary Survey by Kessinger & Associates dated March 19, 1998.

3. Rights of upper and lower riparian owners in and to the waters of a creek crossing the property and the natural flow thereof.

4. Subject to the restrictions and easements as set forth in the Dedication of Easements and Restrictive Covenants being recorded simultaneously herewith.

And WE, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 26th day of May, 1998.

"GRANTORS"

JAMES D. BEACH

JEANETTE J. BEACH

"GRANTEE"

JANICE L. BUTLER

98 MAY 27 AM 9:40
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

044227

IDENTIF. → REFERENCE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES D. BEACH and wife, JEANETTE J. BEACH, and JANICE L. BUTLER, 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, at office, this the 26th day of May, 1998.

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $38,000.00.

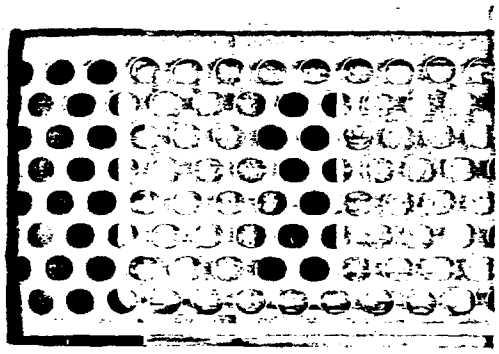
Affiant

Sworn to and subscribed before me, this the 26th day of May, 1998.

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES

95/27 01:03CHECK 149



# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 10946 PG 264

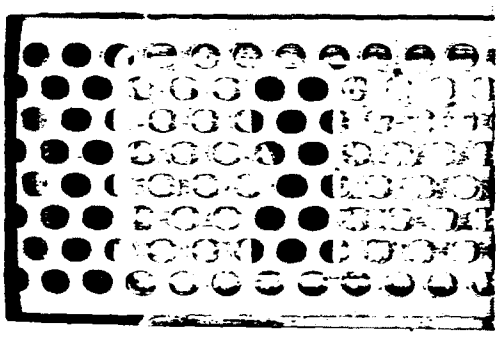
CO - CONVEYANCE
MO - MORTGAGE
WD - WARR..NTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | |

CAMT 38000.00
CON TX 140.60
PRFEE 1.00
WDEED 6.00
TOTAL 149.60
CHECK 149.60

05/27/98 01 09:42 0001 1937

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



0442271
IDENTIF. ↑ REFERENCE

98 MAY 27 AM 9:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1297899