# WARRANTY DEED

BOOK 11376 PG. 939

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 91,000.00

Paul N Nielsen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
1st DAY OF March, 19 99

Notary Public

MY COMMISSION EXPIRES: October 13, 2001
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Mortgage Escrow Company, 3212 West End Avenue, Suite 500, Nashville, TN 37203

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Paul N. Nielsen | First Republic Mortgage | MAP 44-11 |
| (NAME) | (NAME) | |
| 611 Lawrence Street | 3212 West End Avenue, Suite 500 | PARCEL 131 |
| (ADDRESS) | (ADDRESS) | |
| Old Hickory, Tennessee 37138 | Nashville, TN 37203 | |
| (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 C. Butler, Sr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul N. Nielsen, unmarried

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. 76, Section A, Village of Old Hickory, as shown on plan recorded July 16, 1948, in Book 1424, page 68, in Register's Office for Davidson County, Tennessee, located on the northeast corner of the intersection of Donelson Avenue and Lawrence Street, containing 0.17 acres, more or less.

Being the same property conveyed to James Butler, Executor by deed from The Estate of Mettie Thelma Butler McLin, by Paul Randal Dillard, Sr., Executor of the Estate of Mettie Thelma Butler McLin of record in Book 11353, page 134, Register's Office, Davidson County, Tennessee.

99 MAR -9 PM 3:55
REGISTER
DAVIDSON COUNTY, TN.

0558927
IDENTIFICATION & REFERENCE

unimproved ( )
This is improved ( X ) property, known as 611 Lawrence Street, Old Hickory, Tennessee 37138
(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 March, 19 99

James C Butler Sr.
James C. Butler, Sr.

BOOK 11376 PG. 940

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 C. Butler, Sr.

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 1st day of March, 19 99.

Commission expires October 13, 2001

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

6315 03/09 0101 03CHECK 347.70

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

| | | | | | |
|---|---|---|---|---|---|
| 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 | CFEE | - COMPUTER FEE | PRFEE | - PROBATE FEE |

BOOK 11376 PG. 941

0558927

IDENTIFICATION REFERENCE

99 MAR -9 PM 3:56

REGISTER
DAVIDSON CO. TN.

| | |
|---|---|
| CAMT | 91000.00 |
| CON TX | 336.70 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 347.70 |
| CHECK | 347.70 |

03/09/99 01 15:55 0001 6315

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

**No.** 1435467