KENT B. THOMAS
NOTARY
PUBLIC
AT
LARGE
DAVIDSON COUNTY TENN

THIS INSTRUMENT PREPARED BY:
A. SCOTT YARBROUGH, ATTORNEY
1819 BROADWAY, NASHVILLE, TN 37203

Address of New Owner:	Send Tax Bills To:
Scott McMurtry and wife,	Scott McMurtry and wife,
Sarannah McMurtry	Sarannah McMurtry
158 Princeton Road	158 Princeton Road
Audubon, NJ 08106	Audubon, NJ 08106

For and in consideration of Ten Dollars ($10.00) and No Cents cash in hand paid by the hereinafter named grantees, and other good and valuable consideration the receipt of which is hereby acknowledged, **We, Randall B. Butler and wife, Karen T. Butler**, hereafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Scott R. McMurtry and wife, Sarannah L. McMurtry and James R. McMurtry**, hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows (the "Property"), to-wit:

Land in the Fourth Civil District of Davidson County, Tennessee, being a part of Lot #196, Section C, Village of Old Hickory, as shown on plan recorded July 16, 1948 in Book 1424, Page 66, in the Register's Office for Davidson County, Tennessee, more particularly described as follows: BEGINNING with an iron pin at the northeast corner of Lot #196 and running thence the following courses and distances: South 0 deg. 47' West 58.0 feet to an iron pin, thence North 89 deg. 13' West 108.2 feet to an iron pin thence North 0 deg. 47' East 58.0 feet to an iron pin, thence South 89 deg. 13' E. 108.2 feet to an iron pin and the point of beginning, containing 0.14 acres, more or less. ALSO BEGINNING with an iron pin at the southeast corner of Lot #195 and running thence the following courses and distances: North 89 deg. 13' West 108.2 feet to an iron pin, thence North 0 deg. 47' East 5.5 feet to an iron pin, thence South 89 deg. 13' East 108.2 feet to an iron pin, thence South 0 deg. 47' West 5.5 feet to an iron pin and the point of beginning, containing 0.01 acres, more or less.

Also surveyed herein is a part of Lot #196, Section C, Village of Old Hickory, more particularly described as follows: BEGINNING with an iron pin at the southwest corner of Lot #196 and running thence the following courses and distances: North 0 deg. 47' East 5.5 feet to an iron pin, thence South 89 deg. 13' East 59.0 feet to an iron pin, thence South 0 deg. 47' West 5.5 feet to a pin thence North 89 deg. 13' West 59.0 feet to an iron pin and the point of beginning, containing 0.01 acres more or less. ALSO, being a part of Lot #196, Section C, Village of Old Hickory, being more particularly described as follows: BEGINNING with an iron pin at the northwest corner of Lot #196 and running thence the following courses and distances: South 89 deg. 13' East 59.0 feet to an iron pin, thence South 0 deg. 47' West 59.0 feet to an iron pin, thence South 89 deg. 13' East 108.2 feet to an iron pin, thence South 0 deg. 47' West 27.0 feet to an iron pin, thence North 89 deg. 13' West 167.2 feet to an iron pin, thence North 0 deg. 47' East 85.0 feet to an iron pin and the point of beginning, containing 0.18 acres, more or less.

BEING the same property conveyed to Randall B. Butler and wife, Karen T. Butler by Warranty Deed from Era G. Bradley, a widow, dated August 10, 1977, recorded August 23, 1977, in Book 5187 ,page 481, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the grantees, their heirs and assigns forever; and we do covenant with the said grantees that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HAND, this 1st day of September, 1999.

Randall B. Butler

Karen T. Butler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Randall B. Butler and Wife, Karen T. Butler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and acknowledged that they executed the within instrument for the purpose therein.

WITNESS my hand and seal, at office in this the 1 day of 9

Notary Public

My Commission Expires:

KENT B. THOMAS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Comm

BOOK 1164 PAGE 296

WARRANTY DEED

FROM

Randall B. Butler and wife, Karen T. Butler

TO

Scott McMurtry and wife, Sarannah McMurtry and James R. McMurtry

RETURN TO

A. SCOTT YARBROUGH, ATTORNEY
1819 BROADWAY
NASHVILLE, TN 37203
615-321-0507

0632023

CROSS REFERENCE

99 SEP -2 PM 3:33

REGISTER
DAVIDSON COUNTY, TN.

Lawyers Title Insurance Corporation

NATIONAL HEADQUARTERS
Richmond, Virginia

BOOK 11648 PAGE 297

SELLER'S AFFIDAVIT

(Possession and Mechanic's Lien)

State of Tennessee

County of Davidson

The undersigned, Randall B Butler and wife, Karen T. Butler (hereinafter called Affiant, whether one or more) being duly sworn, says that:

1. Randall and Karen Butler is the owner in fee simple of the following premises:

Land as described in Book 5187, Page 481 in the Register's Office for Davidson County, Tennessee

2. Randall and Karen Butler has present possession of all of the premises and there are no lessees or tenants in possession.
NOTE: IF ALL OR PART OF THE PREMISES IS IN POSSESSION OF TENANTS OR UNDER LEASE, LIST ALL TENANTS AND ATTACH COPY OF ALL LEASE AGREEMENTS.

3. Affiant states further, that no work has been done or materials furnished to said premises, or any part thereof, or demolition of existing improvements conducted thereon, for the past and that there are no outstanding claims for the furnishing of material or labor for the erection, construction, alteration or demolition of any building on the premises whereby the same are now or might become subject to mechanic's or other liens, except as listed below:

This affidavit is made for the purpose of inducing LAWYERS TITLE INSURANCE CORPORATION to issue an Owners and/or Mortgagee Policy of Title Insurance on the premises without exception to rights of parties in possession or mechanics' and materialmen's lien claims which do not appear of record.

Randall B Butler
(Signature of Affiant)
Karen T Butler

Subscribed and sworn to before me, this 1 day of 9, 1999.

KENT B. THOMAS NOTARY PUBLIC AT LARGE DAVIDSON TENN.

Notary Public

My commission expires _____.

Form P-96 (Rev. 11-89)
035-6. 5-96/1

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 11643 PAGE 298

0632023

99 SEP -2 PM 3:33

REGISTER
DAVIDSON COUNTY, TN.

[illegible] 70000.00
[illegible] 255.00
[illegible] 1.00
[illegible] 16.00
[illegible] 2.00
TOTAL 278.00
[illegible] 278.00
[illegible] 13:37 0001 4357

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1512394