This Instrument Prepared By:

William A. Graham
Columbia, TN 38401

Davidson County DEEDWARR
Recvd: 09/12/00 15:45 2pgs
Fees:11.00 Taxes:362.60
20000912-0090588

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **VIOLET M. BUTNER**, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **ZENON MORENO**, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

For the consideration of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys to SECOND PARTY the following described property:

Described property in Davidson County, Tennessee, being land in Davidson County, Tennessee, being Lot No. 86 on the Plan of Brook View Estates, Section I, of record in Book 4460, Page 103, Register's Office for said County.

Said Lot No. 86 fronts 75 feet on the southwesterly margin of Brookview Estates Drive and extends back 131.15 feet on the northwesterly line and 150 feet on the southeasterly line to a broken line and 150 feet on the southeasterly line to a broken line in the rear measuring 108.65 feet thereon.

Legal Description obtained from recorded plat.

This property is shown on the tax records of Davidson County, Tennessee, as MAP 162-10-0, PARCEL 086.00.

Being the same property conveyed to James S. Butner and Violet M. Butner by deed of record in Book 9023, Page 776, Register's Office of Davidson County, Tennessee. The said James S. Butner is now deceased leaving the said Violet M. Butner as the surviving tenant by the entirety.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY, together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS that it is lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered, except for current year's property taxes, restrictions and easements of record in Book 4636 Page 317, and restrictions, easements, building setback lines and other matters as shown on Plat recorded in Book 4460, Page 103, Register's Office of Davidson County, Tennessee.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to the above

described property unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 31st day of August, 2000.

Violet M. Butner
Violet M. Butner

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned Notary Public of said state and county, **VIOLET M. BUTNER**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and expressed.

WITNESS my hand and seal at office in Columbia, Tennessee, this 31st day of August, 2000.

My commission expires: June 18, 2001

Notary Public

STATE OF TENNESSEE - MAURY COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$98,000.00**.

Zenon Moreno
Affiant

Sworn and subscribed to before me,
this 31st day of August, 2000.

Notary Public

My commission expires: June 18, 2001

PERSON OR AGENCY RESPONSIBLE FOR TAXES:

North American Mortgage Company

P. O. Box 398

Albion, NY 14411-0395

NAME AND ADDRESS OF PROPERTY OWNERS:

Zenon Moreno

932 BROOK VIEW ~~DR~~ Estates Dr.

ANTIOCH TN. 37013

MCTC #6409