WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF AUGUST, 2004.

Notary Public

MY COMMISSION EXPIRES: November 27, 2004.
(AFFIX SEAL)

DEBORAH K. DEVINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO: #1326

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & ~~Escrow, 109 Konner Avenue~~, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Appleton	OWNER	51-2-41
900 S. (NAME) Wickshire Way ~~1017 South Graycroft Ave.~~	(NAME)	
Brentwood, TN 37027 (ADDRESS) ~~Madison, TN 37115~~	(ADDRESS)	
(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, Washington Butler Jr., a single man, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Appleton, married, Alan Ray McCool, married, and Frank R. McCool, married, as tenants in common, 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. 155 on the Plat of Pleasant Acres, Section I, of record in Plat Book 2133, Page 60, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a concrete monument in the easterly margin of Graycroft Road at the common corner of Lots 157 and 158; thence leaving said road with the line between said lots in a westerly direction 245 feet to a concrete monument; thence leaving the southwest corner of Lot 157, in a southwest direction 25.24 feet to a concrete monument in the northeasterly line of Pleasant Acres, Section II; thence with the same in a southeasterly direction 218 feet to a concrete monument in the northerly margin of Chadwell Drive; thence with said Drive in an easterly direction 165 feet to a concrete monument in the beginning of a curve to the left; thence in a northeasterly direction around said curve a distance 31.40 feet to a concrete monument in the easterly margin of Graycroft; thence with the same 164.87 feet to the point of beginning.

Being the same property conveyed to Washington Butler Jr., by Quitclaim Deed dated January 23, 1996, from Maria Butler, of record in Book 9924, Page 862, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Washington Butler, Jr. and wife, Maria H. Butler, by deed of record in Book 5066, Page 498, Register's Office for Davidson County, Tennessee.

Note: Description is same as prior deed.

Davidson County DEEDWARR
Recvd: 09/09/04 13:27 2pgs
Fees:13.00 Taxes:392.20
20040909-0109180

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

unimproved ☐

This is improved ☒ property, known as 1017 South Graycroft Ave., Madison, TN 37115

(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 17th day of August, 2004.

Washington Butler Jr.

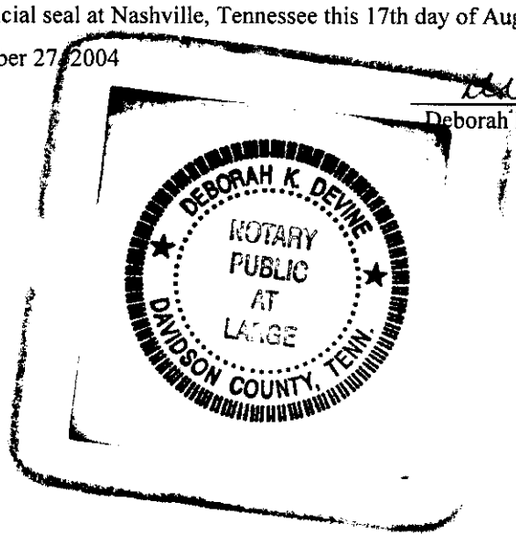
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Washington Butler Jr., 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 17th day of August, 2004.

Commission expires: November 27, 2004



Deborah K. Devine Notary Public