BOOK 3832 PAGE 901
RNHP 130-11
PAR 72

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) - *DOLLARS*
cash in hand paid by Bebe Larsen Hogue, hereinafter referred to as the Grantee, and other good and valuable considerations, receipt of which is hereby acknowledged, and the assumption by Grantee of the unpaid balance as of this date of a note executed the 16th day of April, 1963 by James M. Buchanan and wife, Jane F. Buchanan in the original amount of $22,800.00 and described in and secured by Deed of Trust to Walter M. Noel, Trustee, of record in Book 3563, page 165, Register's Office for Davidson County, Tennessee

We, James M. Buchanan and wife, Jane F. Buchanan *have bargained and sold, and by these presents do transfer and convey unto the said* Bebe Larsen Hogue her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in Davidson County, Tennessee, being Lot No. 5 of Block "G" on the Plan of Tyne Meade, Section III, as of record in Book 1424, page 12, 13 & 14, Register's Office for said County as follows:

Beginning at a point in the easterly margin of Harpeth Hills Drive at the common corner of Lots 4 and 5 of said Block; thence with the line between said lots eastwardly 230 feet to a point; thence northwardly 218.7 feet to the southerly margin of Wayland Drive; thence with the margin of the same, westerly 222.9 feet to the beginning of a curve; thence along said curve, southwestwardly 26.16 feet to a point in the easterly margin of Harpeth Hills Drive; thence with the margin of said Drive, southwardly 141.56 feet to the point of beginning.

Being the same property conveyed to James M. Buchanan and wife, Jane F. Buchanan, by Deed from Thomas E. Harris, Jr. and wife, Ann Thweatt Harris, of record in Book 3534, page 47, said Register's Office.

This is improved property and known as 4501 Harpeth Hills Drive, Nashville, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Bebe Larsen Hogue *heirs and assigns, forever.*

And we *do covenant with the said* Bebe Larsen Hogue *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,* except by taxes for 1964 which are to be pro-rated between the parties and assumed by Grantee.

And we, James M. Buchanan and wife, Jane F. Buchanan *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Bebe Larsen Hogue, her *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our hands *this* 17th *day of* October, *19*64, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James M. Buchanan
Jane F. Buchanan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, George W. Pickens, *a Notary Public in and for said County and State,* James M. Buchanan and wife, Jane F. Buchanan

*the within named bargainor*s*, with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee,*
this 17th *day of* October, *19*64.

George W. Pickens *Notary Public*

Commission expires November 8, 1967

GEORGE W. PICKENS NOTARY PUBLIC

STATE OF .....
COUNTY OF .....

Personally appeared before me, ..., a Notary Public in and for said County and State, ...

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at..... this.....day of....., 19.....

.....Notary Public

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be..... .....of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in..... this.....day of....., 19.....

.....Notary Public

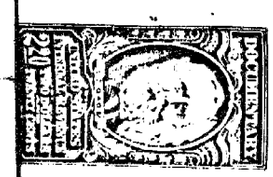
Commission expires.....

STATE TAX $ 33.00
PROBATE 50
TOTAL $ 33.50

NOV 16 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID NOV 16 1964





Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company

58606

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

NOV 16 12 57 PM '64

NOTED: BOOK 110 PAGE 421
RECORDING FEE $ 2.00
DEP. REG. .....

W. C. I. WADDEY & SON

BEBE LARSEN HOGUE

TO JAMES M. BUCHANAN ET UX

FROM

WARRANTY DEED

26 97