This instrument was prepared by: Andrew D. Tanner, Attorney
507 American Trust Building
Nashville, Tennessee

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
E. R. Buchi et ux	E. R. Buchi, et ux	B.H. 1846
(NAME:) 2695 Fessey Court	(NAME:) P. O. Box 67	BOOK 4239 PAGE 306
(STREET ADDRESS OR ROUTE NUMBER) Nashville Tennessee	(STREET ADDRESS) Nashville, Tennessee 37202	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN and no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which ~~is~~ is hereby acknowledged, and in further consideration of the Grantees assuming and agreeing to pay the balance owing on a note secured by Deed of Trust executed by David C. Sims and wife, to Walter M. Noel, Trustee, of record in Book 3269, page 107, said Register's Office, to secure Walter M. Noel & Company, Inc., one note dated July 19, 1961, for the sum of $11,300.00, with interest at 5-3/4% per annum, principal and interest payable $71.19 monthly, beginning Sept. 1, 1961,

we, David C. Sims and wife, Frankie A. Sims,

have this day bargained and sold, and do hereby transfer and convey unto the said E. R. Buchi and wife, Ruthelia L. Buchi, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Fessey Court, as of record in Book 1835, page 72, Register's Office for said County.

Said Lot No. 11 fronts 90 feet on the westerly side of Fessey Court and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to David C. Sims and wife, Frankie A. Sims, by deed from Edgar L. Yandell and wife, as of record in Book 3253, page 409, said Register's Office.

**This conveyance is made subject to a 40-foot set-back line from Fessey Court, and a 10-foot easement for public utilities along the westerly or rear line.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 14,250.00

Subscribed and sworn to before me, this the 28th day of May 19 68

Affiant E R Buchi

My commission expires: My Commission Expires Oct. 31, 1971 (Affix Seal)

Notary Public Ina N. Kent

NOTARY PUBLIC DAVIDSON COUNTY

This is unimproved ( ) improved (X) property, known as 2695 Fessey Court, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said E. R. Buchi and wife, Ruthelia L. Buchi, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.,* except as abovementioned. We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said* E. R. Buchi and wife, Ruthelia L. Buchi, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand S this* 28th *day of* May, 19 68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

David C. Sims
David C. Sims

Frankie A. Sims
Frankie A. Sims

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *a Notary Public in and for said County and State,* David C. Sims and wife, Frankie A. Sims,

the within named bargainors, 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* 28th *day of* May, *19* 68

Ina N. Kent
Notary Public

Commission expires My Commission Expires Oct. 31, 1971

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 .....

18070

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 31 10 22 AM '68
NOTE BOOK 118 PAGE 824
RECORDING FEE $ 3.00
DEP. REG. B

STATE TAX $ 36.92
PROBATE .50
TOTAL $ 32.42

MAY 31 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

Mail to: Nixon-Kent Company, 2535 Franklin Road, Nashville, Tennessee 37204

G-203732-TTC

WARRANTY DEED

FROM

DAVID C. SIMS et ux

TO

E. R. BUCHI et ux

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE