This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
Stahlman Bldg., Nashville, Tenn.

WARRANTY DEED

TTC 206041

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 131-10-1 Mid.	Dr/Mrs Richard D. Buchanan same as below	First Federal S & L Assn. Fourth and Union Street Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
FH-9850	1557 Harding Place 37215	PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the Grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated August 14, 1967, in the original principal sum of $30,000.00, payable to First Federal Savings & Loan Association in monthly installments of $179.88, including interest at 5% per annum and a 1% service fee, said note being secured by a deed of trust executed by William F. Capron and wife to Louis R. Linx, Trustee, as of record in Book 4161, page 718,

WILLIAM F. CAPRON and wife, LOUISE K. CAPRON,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto RICHARD D. BUCHANAN and wife, POPPY P. BUCHANAN,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 18 on the Plan of Section III, Seven Hills, of record in Book 2663, page 89, described as follows:

Beginning at a point in the south margin of Harding Place at the corner of Lots Nos. 18 and 19; thence with the line between said lots, southerly 404.1 feet to the line of Lot No. 17; thence with the between Lots Nos. 17 and 18, westerly 225 feet to the east margin of Toddington Drive; thence with themargin of the same, northerly 379.1 feet to a point at the beginning of a curve; thence around said curve; northeasterly 39.27 feet to the south margin of Harding Place; thence with the margin of the same, easterly 200 feet to the point of beginning.

Being the same property conveyed to William F. Capron and wife, Louise K. Capron, by deed from Spencer J. Warwick as of record in Book 4161, page 716.

This conveyance is made subject to restrictions of record in Book 2881, page 552.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as shown above, and for 1968 Metro Taxes, which have been prorated and assumed by the Buyers.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 20th day of September 1968.

Louise K. Capron
Louise K. Capron

William F. Capron
William F. Capron

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4271 PAGE 77

Before me, Reau E. Folk, Jr. , a Notary Public in and for the State and County aforesaid, personally appeared the within named William F. Capron and wife, Louise K. Capron,

the 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, the 20th day of September, 19 68.

Reau E. Folk Jr.
Notary Public

My commission expires: July 26, 1970

SEP 23 CONV 41,900.00
STATE OF _____ SEP 23 S'TAX A* 108.94
COUNTY OF _____ SEP 23 PR'TEE A* .50
SEP 23 W'DEED A* 3.00 * 112.44

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 41,900.00

Richard D Buchanan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF September 1968

MY COMMISSION EXPIRES: July 26, 1970 (AFFIX SEAL) Reau E. Folk Jr.
Notary Public

WARRANTY DEED
REF: hs

FROM
WILLIAM F. CAPRON and wife

TO
RICHARD D. BUCHANAN and wife

A 14065

IDENTIF. REFERENCE

SEP 23 12 31 PM '68

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

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

Folk, Reau Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____

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

My commission expires: _____
Notary Public