WARRANTY DEED

BOOK 4432 PAGE 68

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Donald Ray Buckner (NAME)	First Federal Savings (NAME)	Map 84-11
2233 Modena Court (STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth Ave (STREET ADDRESS)	Pcl. 15
Nashville Tennessee 37214 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	PW

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- Dollars,

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 3173, page 483, Register's Office for Davidson County, Tennessee.

We, David A. Sturgill and wife, Alice M. Sturgill,

have this day bargained and sold, and do hereby transfer and convey unto the said

Donald Ray Buckner and wife, Opel Genette G. Buckner,

their ~~successors~~), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 82 on the Map of Maplecrest Subdivision, as of record in Book 1835, pages 27 and 28, Register's Office for said County.

Said Lot No. 82 is described as beginning at a point on the westerly margin of the terminus of Modena Court at the common corner of Lots 81 and 82; thence with the line between said Lots southwesterly 198 feet to a point; thence northwesterly along the rear line of Lots 75, 74, 73, 72, 71 and 70, 331 feet to a corner of Lot 83; thence with the line between Lots 82 and 83, easterly 394.3 feet to the westerly terminus of Modena Court; thence with the margin of the same southwardly 40 feet to the beginning.

Being the same property conveyed to David A. Sturgill and wife, Alice M. Sturgill, by deed from Maurice Karr, Trustee, of record in Book 4378, page 50, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 14,000.00

Subscribed and sworn to before me, this the 13 day of July, 19 70

Affiant: Donald Ray Buckner

My commission expires: October 24, 1973 (Affix Seal)

Notary Public: David M. Knight

This is unimproved ( ) improved ( ) property, known as ..... (House Number) (Street) P. O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Donald Ray Buckner and wife, Opel Genette G. Buckner, 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 noted above.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said

Donald Ray Buckner and wife, Opel Genette G. Buckner, their ~~successors~~), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 13th day of July, 19 70 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

David A. Sturgill
Alice M. Sturgill

This Instrument Was Prepared By
Avery W. Pedigo
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, DAVID M KNIGHT, *a Notary Public in and for said County and State,* David A. Sturgill and wife, Alice M. Sturgill,

*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 13 *day of* July, *19* 70

David M. Knight, *Notary Public*

Commission expires October 24, 1973

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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.....

JUL 17 70 CONV 14,500.00
JUL 17 70 S'TAX A* 37.70
JUL 17 70 PR'FEE A* .50
JUL 17 70 W'DEED A* 3.00 * 41.20

WARRANTY DEED

FROM

DAVID A. STURGILL, ET UX

TO

DONALD RAY BUCKNER, ET UX

A 83960

IDENTIF. REFERENCE

JUL 17 9 40 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

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

PEDIGO & SAINDON