# WARRANTY DEED

BOOK 4447 PAGE 5

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Mike E. Buchanan et ux. | Same | Map. 103-14 |
| (NAME) 213 Hillwood Drive | (NAME) | Par. 76 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee | (STREET ADDRESS) | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | FW |

*FOR AND IN CONSIDERATION of the sum of* Ten Dollars ($10.00) cash in hand paid and received, and other good and valuable considerations, including ~~XXXX~~ agreement by the hereinafter named grantees to assume and pay the balance now owing upon one promissory note dated April 27, 1964, in original principal amount of $25,000.00, and made payable to First and Mid-South Mortgage Company, which note is secured by a lien on the property herein conveyed and is more fully described in the deed of trust from Margaret M. Sharp and husband, Alfred D. Sharp, to Franklin G. Clark, Trustee, of record in Book 3740, page 435, Register's Office for Davidson County, Tennessee; we,

MARGARET M. SHARP and husband, ALFRED D. SHARP,

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

MIKE E. BUCHANAN and wife, DORRIS M. BUCHANAN,

their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being lot No. 2 of Block "E" on the Plan of Hillwood Estates, as of record in Book 1835, page 59, Register's Office for said County.

Said lot No. 2 fronts 140 feet on the southerly side of Hillwood Drive and runs back 213 feet on the easterly line and 216.3 feet on the westerly line to a dead line, measuring 135 feet thereon.

Being the same property conveyed to Margaret M. Sharp by deed from LaVenia T. Garvin and husband, of record in Book 1847, page 531, said Register's Office.

This conveyance is subject to recorded easements and setback lines applicable to said property, and to taxes for 1970.

*This instrument prepared by*
STEPHENSON, LACKEY, HOLMAN & ARCHER
First Federal Building
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 56,000.00

Subscribed and sworn to before me, this the 18th day of September 1970

Affiant

My commission expires: June 6, 1972 (Affix Seal)

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This is improved XX unimproved ( ) property, known as 213 Hillwood Drive, Nashville, Tenn. (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* Mike E. Buchanan and wife, Dorris M. Buchanan, 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 hereinbefore stated.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Mike E. Buchanan and wife, Dorris M. Buchanan, their *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our hands this 18th day of September, 1970, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Margaret M. Sharp

Alfred D. Sharp

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Mary Emery, *a Notary Public in and for said County and State,* Margaret M. Sharp and husband, Alfred D. Sharp, *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* 22nd *day of* September, *19* 70

Mary Emery
Notary Public

*Commission expires* June 6, 1972

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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* .....

Document Date 2087/0

**WARRANTY DEED**

FROM

MARGARET M. SHARP et vir

TO

MIKE E. BUCHANAN et ux

A 90695

IDENTIFICATION REFERENCE

SEP 22 11 32 AM '70

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

| | | | | | |
|---|---|---|---|---|---|
| SEP 22 70 | CONV | 56,000.00 | | | |
| SEP 22 70 | S'TAX | | A* | 145.60 | |
| SEP 22 70 | PR'FEE | | A* | .50 | |
| SEP 22 70 | W'DEED | | A* | 3.00 | * 149.10 |

Compliments of

**Guaranty Title**

Office of

**Chicago Title Insurance Company**

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