This instrument was prepared by: Andrew D. Tanner, Attorney
507 American Trust Building
Nashville, Tennessee 37219

WARRANTY DEED

Tenn Title Co. G-224171

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
E. R. Buchi d/b/a Erban	First Federal Savings & Loan Association,	B.H. - 1842
Realty Co. (NAME)	(NAME)	
P.O. Box 67, (STREET ADDRESS OR ROUTE NUMBER)	236-4th Avenue, North (STREET ADDRESS)	BOOK 4567 PAGE 850
Nashville, Tennessee 3720 (CITY) (P. O. ZONE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of .....

TEN and no/100 ---------- *Dollars,*

cash paid by Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by the said Grantee of the unpaid principal balance of a note in the original amount of $11,000.00, to First Federal Savings & Loan Association, secured by a deed of trust to Louis R. Linx, Trustee, of record in Book 4544, page 704, Register's Office for Davidson County, Tennessee, payable as specified therein,

we, Robert W. Elvin and wife, Pauline Elvin,

have this day bargained and sold, and do hereby transfer and convey unto the said E. R. Buchi, an individual, doing business as Erban Realty Company,

his *(successors), heirs and assigns,*

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

Being Lot No. 13 on the Plan of Fessey Court, as of record in Book 1835, page 72, Register's Office for said County.

Said Lot No. 13 is described as beginning at a point on the westerly margin of Fessey Court, the common corner of Lots 12 and 13; thence with the line between said lots, westerly 150 feet to a point in the easterly margin of 10-foot roadway which serves property other than the property in question, as established by instrument of record in Book 2013, page 249, said Register's Office; thence with the margin of said roadway southerly 100 feet to the northerly margin of Berry Road, as widened; thence with the margin of said road easterly 124.67 feet to the beginning of a curve; thence with said curve northeasterly 39.6 feet to the westerly margin of Fessey Court; thence with the margin of the same northerly 74.67 feet to the beginning.

Being the same property conveyed to Robert W. Elvin and wife, Pauline Elvin, by deed from Old Acres Development Company, as of record in Book 2092, page 79, said Register's Office.

This conveyance is made subject to the recorded plan showing a set-back line of 48 ft. from Fessey Court and 35 ft from Berry Road, and 10-ft easement along westerly line or rear line of the lot for public utilities.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 23,000.00

Subscribed and sworn to before me, this the 10th day of January, 19 72

Affiant

My commission expires: [illegible] (Affix Seal)

Notary Public

This is unimproved (improved) property, known as 2699 Fessey Court, Nashville, Tennessee 37204
(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 .....

E. R. Buchi, an individual, doing business as Erban Realty Company,

his *(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 for abovementioned deed of trust assumed by Grantee.

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, an individual, doing business as Erban Realty Company, his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* tenth *day of* January, 19 72, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Pauline Elvin

Robert W. Elvin

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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,* Robert W. Elvin and wife, Pauline Elvin, *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* 10th *day of* January, *19* 72.

Ina N. Kent *Notary Public*

Commission expires My Commission Expires Nov. 8, 1975

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 .....

JAN 11 72 CONV 23,000.00
JAN 11 72 S'TAX A* 59.80
JAN 11 72 PR'TEE A* .50
JAN 11 72 W'DEED A* 4.00 * 64.30

WARRANTY DEED

FROM

ROBERT W. ELVIN, et ux

TO

E. R. BUCHI, an individual doing business as Erban Realty Company

B 4 4 3 3 9

IDENTIF. REFERENCE

JAN 11 8 46 AM '72

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

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