BOOK 4614 PAGE 882

This instrument was prepared by D. E. Mallernee, Jr. 119 Union St.

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fred Woodrow Buchanan (NAME:)	Fred Woodrow Buchanan (NAME:)	Map-92-13
304-35th Avenue North (STREET ADDRESS OR ROUTE NUMBER)	304-35th Avenue North (STREET ADDRESS)	Par 373-374
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn (CITY) (ZONE) (STATE)	11W 77740

For and in consideration of the sum of ----------Ten dollars----------

----------$10.00---------- **DOLLARS**

and other valuable considerations a receipt of which is hereby acknowledged, we

Thomas F.D. R. Buchanan and wife Hattie Bright Buchanan

have bargained and sold, and by these presents do transfer and convey unto the said

Fred Woodrow Buchanan a single man

his **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:** 304-35th Avenue North-Nashville, Tennessee
Being lot No. 108 on the Map of Hortense Place as of record in Book 161 Page 167 Register's Office for said county.
Said Lot number 108 fronts 50 feet on the easterly side of Woodfin Street or 35th Avenue North and runs back between parallel lines 150 ft. to an alley. Being the same property conveyed to Thomas F. D. R. Buchanan and wife Hattie Bright Buchanan by deed from Haywood Realty Company a Tennessee Corporation as of record in Book 4437 Page 722, R.O.D.C.
This conveyance is subject to an installment deed executed by Thomas F.D.R. Buchanan and wife Hattie Bright Buchanan as of record in Book 4437, Page 722, Register's Office for Said County. The said Fred Woodrow Buchanan, a single man agrees to assume the present balance of $~~xxxxxx~~ $7,592.93, and pay monthly payments set out in this said mortgage.
This conveyance is also subject to an installment deed executed by Haywood Realty Company of Record in Book 4234, Page 768, R.O.D.C. to secure J.B.Watson $1,303.08.however the original seller Haywood Realty Co., Tennessee Corp. is to take the monthly installments paid under this deed and pay the monthly payment on said mortgage until said debt is paid in full with interest.

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $7,592.93 Affiant D. E. Mallernee, Jr.

Subscribed and sworn to before me this 21st day of June 1972

RECORDER'S NOTE: Illegible if Written, Typing or Printing Unsatisfactory Where Used.

Deputy Register E. Beeler

This is unimproved ( ) improved (X) property, known as 304-35th Avenue North-Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our **hand** s **this** 21st **day of** June, **19** 72.

Thomas F.D.R. Buchanan

Hattie Bright Buchanan

STATE OF TENNESSEE
Davidson County

Personally appeared before me, M. L. Randall, a Notary Public in and for said County and State, the within named Thomas E.D.R. Buchanan -Hattie Wright Buchanan

the bargainor, 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 21st day of June, 19 72

Commission expires Nov 19 1975

M. L. Randall
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM Thomas E.D.R. Buchanan etux

TO Fred Woodrow Buchanan

B 65590

IDENTIF. REFERENCE

JUN 29 2 52 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Deputy Register

Title

MALLERNEE REALTY CO.
REAL ESTATE · INSURANCE and LOANS
OWN YOUR OWN HOME
SEE THEM BEFORE YOU BUY
NASHVILLE, TENN.

JUN 29 72 CONV *7,892.93
JUN 29 72 S'TAX A* 20.54
JUN 29 72 PB FEE A* .50
JUN 29 72 W'DEED A* 4.00 * 25.04