WARRANTY DEED

BOOK 4631 PAGE 118

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James F. Buchanan, et ux	Same	
(NAME) 4811 Trinstead Place	(NAME)	27W-2750
(STREET ADDRESS OR ROUTE NUMBER) Nash - Tenn 37216	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 (10.00)----------
---------- *Dollars,*
cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged;

CHARLES J. SANDERS & COMPANY, AGENTS, a partnership, has
~~have~~ does *this day bargained and sold, and do hereby transfer and convey unto the said* JAMES F. BUCHANAN and wife,
LOUISE A. BUCHANAN, their
(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 1 on the Plan of Trevecca Subdivision, of record in Book 421, pages 72 and 73, Register's Office for said County.

Said Lot No. 1 fronts 60 feet on the westerly side of Gallatin Pike and runs back between parallel lines and along the southerly margin of West Cahal Avenue, 170 feet to an alley in the rear.

Being the same property conveyed to Charles J. Sanders & Company, Agents, a partnership composed of Charles J. Sanders, Sr., Charles J. Sanders, Jr., H. G. Buchanan and Roy Brown, by deed from Etta Gross, as of record in Book 3034, page 83, said Register's Office.

THIS INSTRUMENT PREPARED BY:
O. B. Hofstetter, Jr., Attorney
304 American Trust Building
Nashville, Tennessee 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15,500.00

Subscribed and sworn to before me, this the 21st day of August 1972

Affiant Roy Brown

My commission expires: 11-13-73 (Affix Seal)

Notary Public Eunice Miller

This is improved (X) unimproved ( ) property, known as Gallatin Pike, Nashville, Tennessee
(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 James F. Buchanan and wife, Louise A. Buchanan, their
(successors), heirs and assigns forever. It *covenants that* it is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* Taxes for 1972 to be pro rated and assumed by Grantees.
It *further covenant and bind* itself, its assigns *the warranty and representations, to warrant and forever defend the title to said real estate to said* Grantees, their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand this* 21st *day of* August, 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.*

CHARLES J. SANDERS & COMPANY, AGENTS

By Charles J. Sanders Jr.
Partner

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me Louise Miller, a Notary Public in and for said County and State, CHAS. J. SANDERS, JR.

the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of August, 1972.

Louise Miller Notary Public

Commission expires 11-13-73

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.....

AUG24'72	CONV	15,500.00				
AUG24'72	S'TAX		A*	40.30		
AUG24'72	PR'FEE		A*	.50		
AUG24'72	W'DEED		A*	4.00	*	44.80

WARRANTY DEED

FROM

CHARLES J. SANDERS & COMPANY,

AGENTS TO

JAMES F. BUCHANAN, ET UX,

B 7: 2 9 4 5

IDENTIF. REFERENCE

AUG 24 10 07 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 250-2050
NASHVILLE, TENNESSEE