THIS INSTRUMENT IS PREPARED BY: McKINNEY AND EVERETT, ATTORNEYS AT LAW
Suite One
1303 Gallatin Road, North
Madison, Tennessee 37115

BOOK 4649 PAGE 644

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES F. BUCHANAN, JR. et ux	SAME	
(NAME)	(NAME)	52-2
224 RANDY RD		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	229
Mail 7 MADISON TENN		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------
----------($10.00)----------
Dollars,
cash in hand paid by James F. Buchanan, Jr., and wife, Nancy Taylor Buchanan, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of and agreement to pay by the grantees the approximate balance of $11,093.76 owing on the note dated Sept. 11, 1969, in the original amount of $11,450.00 payable to First & Mid South Mortgage Co., and secured by deed of trust executed by Charles Gaylord Bromley and wife, Shirley Bormley to Franklin G. Clark, Trustee, as of record in Book 4364, page 407, RODC.

WE, JAMES F. BUCHANAN, SR., and wife, LOUISE A. BUCHANAN, hereinafter called the GRANTORS,
have this day bargained and sold, and do hereby transfer and convey unto the said JAMES F. BUCHANAN, JR., AND wife, NANCY TAYLOR BUCHANAN, hereinafter called the GRANTEES,

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

Land in Davidson County, Tennessee, being Lot No. 39 on the Map of Rainbow Terrace, Sec. V., as of record in Book 2133, page 72, Register's Office for Davidson County, Tennessee.
Said Lot No. 39 fronts 115 feet on the westerly side of Randy Road and extends back 411.7 feet on the northerly line and 411.2 feet on the southerly line to a dead line in the rear and measures 115 feet thereon.
Being the same property conveyed to James F. Buchanan and wife, Louise A. Buchanan by deed from Charles Gaylord Bromley and wife, Shirley Bromley, of record in Book 4490, page 597, Register's Office for said County.
Conveyance fo this property is subject to the Plan of Record in Book 2133, page 72, Register'sOffice for Davidson County, Tennessee, which shows a 10-foot easement for publich utilities, a 75-foot minimum building setback line and a 50-foot easement for TVA Transmission line along the rear line and conditions of owners certificate.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 11,093.76

Subscribed and sworn to before me, this the 24 day of October, 1972

James F. Buchanan, Jr.
Affiant

My commission expires: Affix Seal Sept 7, 1973
Notary Public

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 JAMES F. BUCHANAN, JR., AND WIFE, NANCY TAYLOR 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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* JAMES F. BUCHANAN, JR., AND WIFE, NANCY TAYLOR BUCHANAN their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 24 th day of October, 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.

James F. Buchanan Jr.
Louise A. Buchanan

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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,* JAMES F. BUCHANAN SR., AND WIFE, LOUISE A. BUCHANAN

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 Madison, *Tennessee, this* 24th *day of* October, *19*72.

Commission expires May 13, 1975

John P. Emmus Jr. *Notary Public*

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 _____

OCT 25 72 CONV 11,093.76
OCT 25 72 S TAX A* 28.86
OCT 25 72 PR FEE A* .50
OCT 25 72 W DEED A* 4.00 * 33.36

B 8 1 5 1 5

WARRANTY DEED
FROM
TO

IDENTIF. REFERENCE

OCT 25 2 42 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS