BOOK 4783 PAGE 751

THIS INSTRUMENT WAS PREPARED BY
McKINNEY and EVERETT
ATTORNEYS AT LAW
Suite One 1303 Gallatin Road, North
Madison, Tennessee 37115

mail to

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RONALD B. BUCHANAN ET UX	SAME	Map 52-8
(NAME)	(NAME)	
1217 Shawnee Road		Par 31
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tenn. 37115		11D-89865
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of THREE THOUSAND FOUR HUNDRED NINETY and NO/100 ($3,490.00) *Dollars,*

cash in hand paid, the receipt of which is hereby acknowledged and other good and valuable consideration, including a promissory note and Deed of Trust from RONALD B. BUCHANAN and wife, VICKI B. BUCHANAN, to ROBBIE HICKS BUHLER, a single woman.

I, ROBBIE HICKS BUHLER, a single woman, hereinafter called the GRANTOR,

have this day bargained and sold, and do hereby transfer and convey unto the said RONALD B. BUCHANAN and wife, VICKI B. 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. 45 on the Plan of Sequoia Valley, Section 1, as of record in Book 3700, page 81, Register's Office for said County.

Said Lot No. 45 fronts 103 feet on the northerly margin of Shawnee Road and extends back 132.7 feet on the easterly line and 138.7 feet on the westerly line to a dead line in the rear measuring 98.3 feet thereon.

Being the same property conveyed to Robbie Hicks Buhler, a single woman, by deed from Ray D. Osborne and wife, Georgia O. Osborne of record in Book 4507, page 956, of Register's Office for Davidson County, Tennessee.

Property is sold as is where is.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 34,900.00

Subscribed and sworn to before me, this the 14 day of January 19 74

Affiant

My commission expires May 13 1975 (Affix Seal)

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 GRANTEES,

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* GRANTEES,

their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s *this* 14th *day of* January, 19 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

~~Son~~ Robbie Hicks Buhler

Mrs. Robbie Buchanan

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* ROBBIE HICKS BUHLER, a single woman

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

Witness my hand and official seal at Madison *Tennessee, this* 14th *day of* ~~December~~ June, 74

Notary Public

Commission expires May 13, 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 .....

JAN28 74 - CONV 34,900.00
JAN28 74 S'TAX A* 90.74
JAN28 74 PR'FEE A* .50
JAN28 74 W'DEED A* 4.00 * 95.24

WARRANTY DEED

FROM
ROBBIE HICKS BUHLER, a single woman

TO
RONALD B. BUCHANAN, ET UX
VICKI B. BUCHANAN

C 40005

IDENTIF. REFERENCE

JAN 28 2 41 PM '74

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