BOOK 4791 PAGE 676

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $7,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF February, 1974

Notary Public

MY COMMISSION EXPIRES My Commission Expires Sept. 12, 1976

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mr. Henry K. Buckner Jr., Attorney, 3937 Gallatin Rd. Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J.G.Henderson (NAME)	Same (NAME)	11 D 49150
7746 Whites Creek Pike (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Joelton, Tenn. (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James F. Buchanan, Earline Buchanan Pharris, Sam A. Buchanan, and Margaret E. Gardner, only heirs at law of Beulah Buchanan, deceased,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. G. Henderson and wife, Edna L. Henderson

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 12 of Block "E" on the Plan of the Crittenden Estates, as of record in Book 974, page 69, Register's Office for said County.

Said Lot No. 12 fronts 50 feet on the northerly side of Oak Street, now Hickory Street, and runs back 129.7 feet on the easterly line and 130.4 feet on the westerly line, to a dead line, measuring 50 feet thereon.

Being the same property conveyed to Beulah Buchanan, by deed from W. L. Piercy and wife, Celia Piercy, of record in Book 1761, page 603, Register's Office for Davidson County, Tennessee. The said Beulah Buchanan having since died.

This is { unimproved / improved } property, known as 305 (House Number) Hickory St (Street) / (P. O. Address) Madison, Tenn. (City or Town) (Postal Zip)

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 hands this 19th day of February, 1974

James F. Buchanan — Earline Buchanan Pharris

Sam A. Buchanan — Margaret E. Gardner

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James F. Buchanan, Earline Buchanan Pharris, Sam A. Buchanan, and Margaret E. Gardner,

the 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 19th day of February, 19 74.

Commission expires 4-22-77

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

Mail to Jim Stevens
Realty 393 7621 Hwy.

WARRANTY DEED

FROM
James F
Buchanan Bal.

TO
J. C. Hendersen

C 43527

IDENTIF. REFERENCE

FEB 27 8 55 AM '74

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

JIM STEVENS
"SALES THAT SATISFY"
REALTY & AUCTION ASSOCIATES
226-2541 JIM STEVENS, Auctioneer 3837 Gallatin Rd.
Licensed in Tenn. & Ky. - Realtors & Auctioneers Assn. Nashville, Tenn.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB27 74	CONV	*7,000.00			
FEB27 74	S TAX		A*	18.20	
FEB27 74	PR FEE		A*	.50	
FEB27 74	W DEED		A*	4.00	* 22.70