This instrument prepared by;
N. E. Pepper
3221 Nolensville Road
Nashville, Tennessee 37211

# WARRANTY DEED

BOOK 4854 PAGE 71

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Thomas Buckner (NAME) | Same (NAME) | MAP 133-2 PARCELS 267 & 268 |
| 199 Chilton Drive (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee (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 Thomas Buckner, and other good and valuable considerations, the receipt of which is hereby acknowledged,

CLYDE N. FRANCIS and wife, FRANCES B. FRANCIS

*have this day bargained and sold, and do hereby transfer and convey unto the said* THOMAS BUCKNER, his

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

LAND in Davidson County, Tennessee, being Lots Nos. 10 and 11 on the plan of the subdivision of part of Lot No. 50 and all of Lots Nos. 51 and 52 in Nolen Heights, as of record in Book 332, page 162, Register's Office for said County.

SAID Lots Nos. 10 and 11 front together 100 feet on the northerly side of Chilton Street and run back between parallel lines, with the easterly margin of Waller Avenue, 160 feet to an alley.

BEING the same property conveyed to Clyde N. Francis and Frances B. Frances by deed from Minnie Pearl Smith, an unmarried person, of record in Deed Book 1913, page 121, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 8,500.00

Subscribed and sworn to before me, this the 26th day of September, 1974

Affiant

My commission expires: 4/2/1978 (Affix Seal)

Notary Public

This is improved ( ) unimproved ( ) property, known as 199 Chilton, 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* THOMAS BUCKNER, his *(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 and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* THOMAS BUCKNER, his *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our *hand* s *this* 13th *day of* September, 1974, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

NOBLE E. PEPPER NOTARY PUBLIC STATE OF TENNESSEE

Clyde N. Francis

Frances B. Francis

STATE OF TENN

BOOK 4854 PAGE 72

STATE OF ~~TENNESSEE~~ KENTUCKY
COUNTY OF DAVIDSON ~~DAVIDSON~~ CHRISTIAN

*Personally appeared before me,* the undersigned
*a Notary Public in and for said County and State,* Frances B. Francis
CLYDE N. FRANCIS

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

*Witness my hand and official seal at* Kentucky ~~Tennessee~~
*this* 13th *day of* September, *19* 74
16TH SEPTEMBER 1974

Barbara C. Dearborn *Notary Public*

*Commission expires* My Commission Expires May 10, 1978

My Commission Expires 4/2/1978

NOTARY STATE TENN AT LARGE

LEE PUPPER NOTARY PUBLIC STATE OF KENTUCKY

BARBARA C. DEARBORN NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

*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* .....

| | | | | | | |
|---|---|---|---|---|---|---|
| SEP 23 74 | CONV | *8,500.00 | | | | |
| SEP 23 74 | S'TAX | | A* | 22.10 | | |
| SEP 23 74 | PR'FEE | | A* | .50 | | |
| SEP 23 74 | W'DEED | | A* | 4.00 | * | 26.60 |

**WARRANTY DEED**

FROM

Clyde N. Francis et ux

TO

Thomas Buckner

C 72080

IDENTIF. REFERENCE

SEP 23 11 41 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

**Chicago Title Insurance Company**
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238