FORM NO. WD-1

BOOK 4871 PAGE 772

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 23,000.00

Dorothy Lee Buchanan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF November, 1974.

Notary Public

MY COMMISSION EXPIRES: 6-8-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS ATTORNEYS (NAME) 507 STAHLMAN BUILDING NASHVILLE, TENNESSEE 37201 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mrs. Dorothy Lee Buchanan (NAME)	Guaranty Mortgage Company of Nash. (NAME)	#13DA 40250
3020 Sunnyview Drive (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	Map 59-5
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37238 (CITY) (STATE) (ZIP)	Par. 290

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, ROBERT F. LANCE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MRS. DOROTHY LEE BUCHANAN

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. 294 on the Plan of Buena Vista Estates, SEction 6, of record in Book 4460, page 85, Register's Office for Davidson County, Tennessee.

SAID Lot No. 294 fronts 69.84 feet on the northwesterly side of Sunnyview Drive and extends back 150 feet on both side lines to a dead line in the rear, measuring 65 feet thereon.

BEING the same property conveyed to Robert F. Lance by deed from Prince Hollinger and wife, Deborah J. Hollinger of record in Book 4811, page 912, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 4620, page 866, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

AS PART of the above consideration, the Grantees herein, assumed and agree to pay the unpaid balance owing on a certain note, executed by the Grantor herein to Guaranty Mortgage Company of Nashville, in the original prinicpal amount of $20,600.00, of record in Book 4811, page 914, said Register's Office for Davidson County, Tennessee.

LYDE ELLA LANCE, wife of the above named ROBERT F. LANCE, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

This is improved (xx) property, known as 3020 Sunnyview Drive, (House Number) (Street) Nashville, (P. O. Address) Tennessee (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 my hand this 14th day of November, 1974

Robert F. Lance

Lyde Ella Lance

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert F. Lance and wife, Lyde Ella Lance

the 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 14th day of October, 1974

Commission expires 1-8-75

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 (his oath) (their several oaths) acknowledged (himself) (themselves) 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 Nv _____ on this the _____ day of _____, 19__.

My commission expires _____

NOV27'74 CONV 23,000.00
NOV27'74 STAX A* 59.80
NOV27'74 PR'FEE A* .50
NOV27'74 W'DEED A* Notary Public * 64.30

WARRANTY DEED

FROM

ROBERT F. LANCE

TO

MRS. DOROTHY LEE BUCHANAN

MAIL TO
Lance & Assn.
2204 - 12th Ave. S.
City
37204

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

C 79913

IDENTIF. REFERENCE

Nov 27 3 33 PM '74

FELIX E. ... REGISTER
DAVIDSON COUNTY, TENN.