BOOK 4375 PAGE 271

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
	First Federal Savings and Loan	
(NAME)	(NAME) Union at Fourth	43-6
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) Nashville, Tennessee 37219	195
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00)---------- DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which are hereby acknowledged, we,

RYMAN E. BUCHANAN AND WIFE, RUBY J. BUCHANAN,

have bargained and sold, and by these presents do transfer and convey unto the said JOHNNY R. TUNE AND WIFE, JANICE A. TUNE,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

NOV28 75 CONV 32,500.00
NOV28 75 S'TAX B* 84.50
NOV28 75 PR'FEE B* .50
NOV28 75 W'DEED B* 4.00 * 89.00

Being Lot No. 67 on the Plan of Madison Park, Section III, as of record in Book 3500, page 104, Register's Office for said County.

Said Lot fronts 70 feet on the northerly side of Roosevelt Avenue, and runs back 131.6 feet on the easterly line and 145.4 feet on the westerly line, to a dead line in the rear on which it measures 84 feet.

Being the same property conveyed to Ryman E. Buchanan and wife, Ruby J. Buchanan, by deed from Dugger Developments, Inc. of record in Book 4156, page 745, Register's Office for said County.

This conveyance is made subject to restrictions, easements, setback lines of record and taxes applicable to said property.

unimproved ( )
This is improved (X) property, known as 517 Roosevelt Avenue (House Number) (Street)
Madison, Tennessee 37115
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 26th day of November, 1975.

Ryman E. Buchanan
RYMAN E. BUCHANAN

Ruby J. Buchanan
RUBY J. BUCHANAN

BOOK 4975 PAGE 272

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named RYMAN E. BUCHANAN AND WIFE, RUBY J. BUCHANAN,

the bargainor, 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 26th day of November, 19 75.

My commission expires 1-17-77 Notary Public _____

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 32,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Johnny R. Tune

Sworn to and subscribed before me
this 26th day of November, 19 75.

My commission expires 1-17-77 Notary Public _____

This instrument was prepared by:
This instrument prepared by,

Name		Address
	STEPHENSON AND LACKEY First Federal Building Nashville, Tennessee 37219	

WARRANTY DEED

FROM

RYMAN E. BUCHANAN AND WIFE,

RUBY J. BUCHANAN

TO

JOHNNY R. TUNE AND WIFE,

JANICE A. TUNE

D 26293

IDENTIF. REFERENCE

Nov 28 3 29 PH '75

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219