ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Charles R. Buchanan (NAME)	Mortgage Associates, Inc. (NAME)	15D 11370
1405 Litton Avenue (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N. E. (STREET ADDRESS)	
Nashville, Tennessee, 37216 (CITY) (STATE) (ZIP CODE)	Atlanta, Georgia, 30328 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of $10.00- -
Ten and No/100- DOLLARS
Cash in hand paid by Charles R. Buchanan and wife, Wanda J. Buchanan, and other good and valuable consideration, the receipt of which is hereby acknowledged, I,

LENA H. MARTIN,
A widow, and only heir at law of James V. Martin,

have bargained and sold, and by these presents do transfer and convey unto the said
CHARLES R. BUCHANAN AND WIFE, WANDA J. BUCHANAN,

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

Being Lots Nos. 4 and 5 on the Preliminary Plat of the Subdivision of Lots Nos. 25, 26, 27, 28, and 29 on the Plan of Keller's Subdivision of the Maxey Home Place, as of record in Book 421, Page 86, Register's Office for said County, and a tract of 6 acres and 158 poles not of record, described according to a survey made by Anderson & Gee, Surveyors, April , 1946, as follows:

Beginning on the northerly margin of Litton Avenue, being the southeast corner of the property conveyed to Charles W. Mills by deed from Gordon Haliburton and wife, of record in Book 1554, Page 213, said Register's Office, being the corner of Lots Nos. 5 and 6; thence with the line between said two lots northwardly 200.4 feet to the southeast corner of Lot No. 7; thence with the southerly line of Lots Nos. 8 and 9 eastwardly 100 feet to the northwest corner of Lot No. 3; thence with the line between said Lots Nos. 3 and 4 southwardly 200.4 feet to the northerly margin of Litton Avenue; thence with same westwardly 100 feet to the beginning.

Being the same property conveyed to James V. Martin and wife, Ruby Mai Martin, by deed from J. L. Young, et al, of record in Book 1392, Page 49, Register's Office for Davidson County, Tennessee; and by deed dated February 20, 1954, the said Ruby Mai Martin conveyed to the said James V. Martin, her undivided one-half interest in the above described property, said Deed being of record in Book 2249, Page 489, said Register's Office, the parties having been divorced. The said James V. Martin having since died has left the said Lena H. Martin as his only heir at Law.

This is unimproved ( ) / improved (X) property, known as 1405 (House Number) Litton Avenue (Street)
(P. O. Address) Nashville, Tennessee, (City or Town) 37216 (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 Eleventh day of June, 1976.

Lena H Martin

BOOK 5035 PAGE 709

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lena H. Martin,

the 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 Eleventh day of June, 19 76.

My commission expires August 20, 1979 Notary Public Lloyd W. Pate

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 $ 17,950.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Charles R. Buchanan JR

Sworn to and subscribed before me this 11th day of June, 19 76.

My commission expires August 20, 1979 Notary Public Lloyd W. Pate

This instrument was prepared by:
Frank P. Reynolds, Attorney, American Trust Building, Nashville, Tennessee.
Name Address

JUN 16 CONV 17,950.00
JUN 16 S'TAX B* 46.54
JUN 16 PR'FEE B* .50
JUN 16 W'DEED B* 4.00 * 51.04

WARRANTY DEED

FROM
LENA H. MARTIN, a widow,

TO
CHARLES R. BUCHANAN AND WIFE,
WANDA J. BUCHANAN.

D 53980

IDENTIF. REFERENCE

JUN 16 10 50 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

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

BS
WILKINS, ADAMS & WEEMS ATTORNEYS
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219
Roll - Box 8