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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36796

x Charles Buchanan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF June 19 76

Notary Public

MY COMMISSION EXPIRES: 11-20-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Traber & Robinson, Attys. 217 Shady Grove Rd. Nashville, TN. 37214t
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Thomas Buchanan (NAME)	VNB Mortgage Co. (NAME)	
4805 Smokey Dr. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 26388 (STREET ADDRESS)	65-5
Old Hickory, TN 37138 (CITY) (STATE) (P. O. ZIP)	Richmond, Va. 23275 (CITY) (STATE) (ZIP)	(35 Pt

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, Ervin G. Hardy, Jr. and wife, Marsha L. Hardy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Thomas Buchanan and wife, Judy Lynne 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. 451, on the Plan of Sherwood Forest, Section 4, of record in Book 4460, pages 182 and 183, Register's Office for said County.

Said Lot No. 451 fronts 100.00 feet on the easterly margin of Smokey Drive and extends back 140.92 feet on the northerly line and 126.70 feet on the southerly line to a dead line in the rear, measuring 69.31 feet thereon.

Being the same property conveyed to Ervin G. Hardey, Jr. and wife, Marsha L. Hardy by deed from Viking Homes, Inc. a Tennessee Corporation, as of record in Book 4969, page 283, said Register's Office.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 4969 page 285, said Register's Office.

The escrow account as it relates to this property is hereby transferred to the Grantees, as is the hazard insurance.

For and in consideration of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated November 6, 1975, and filed for record November 7, 1975, in the office of the recorder of deeds of Davidson County, Tennessee in Book 4969, page 285, and note of even date thereby secured, in the original principal amount of $31,950.00 payable to Guaranty Mortgage Co. which debt the grantee herein assumes (**over

unimproved ( )
This is improved (X) property, known as 4805 Smokey Drive, Old Hickory, Tennessee
(House Number) (Street) (P. O. Address) (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 hand S this 31st day of May, 19 76

x Marsha L Hardy — Ervin G. Hardy Jr.

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 Ervin G. Hardy, Jr. and wife, Marsha L. Hardy

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 31st day of May, 19 76

Commission expires May 14, 1978

Leonard E. Wilkes
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

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

WARRANTY DEED

FROM Ervin G. Hardy, Jr. et ux

TO Charles Thomas Buchanan, et ux

D 56468

IDENTIFICATION REFERENCE

JUL 1 1 53 PM '76

FEE REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.
mail to:
William G. Traber
P. O. Box 2255
Nashville, Tenn. 37214

and agrees to pay as part payment of the purchase price.

The Grantee further hereby assumes the obligations of Ervin G. Hardy, Jr. and wife, Marsha L. Hardy under the terms of the instruments creating the loan to indemnify the Veterans Administration of the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

JUL-1 76	CONV	36,796.00			
JUL-1 76	S'TAX		B*	95.68	
JUL-1 76	PR'FEE		B*	.50	
JUL-1 76	W'DEED		B*	4.00	* 100.18