THIS INSTRUMENT PREPARED BY:

BOOK 5068 PAGE 588

DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
90-12-311	N. RONNIE BUCHANAN, ET UX 523 Foundry Drive Nashville, Tennessee	Thomas & Hill, Inc. 950 Kanawha Blvd. E Charleston WV
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY	LOAN OR ACCOUNT NO.
8DA-32006	same (IF IMPROVED)	
		PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, and in the further consideration of the assumption of, and agreement by the grantees herein to pay, the present balance now due, plus future interest, on a certain note dated August 16, 1974, in the original principal sum of $24,300.00, payable to Thomas & Hill, Inc., in accordance with the terms and conditions therein specified, and being secured by a deed of trust executed by William G. Cunningham, and wife, A. Elaine Cunningham, to Phillip E. Hill and Edward Seddon, Trustees, of record in Book 4846, page 299, said Register's Office; we,

WILLIAM G. CUNNINGHAM AND WIFE, A. ELAINE CUNNINGHAM,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto N. RONNIE BUCHANAN AND WIFE, MARY ANN BUCHANAN,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Section One, Foundry Heights, as of record in Book 3600, page 16, Register's Office for said County.

Said Lot No. 19 fronts 65 feet on the westerly side of Foundry Drive, and extends back 162 feet on the northerly line and 92 feet on the southerly line, to a dead line in the rear on which it measures 95.53 feet.

Being the same property conveyed to William G. Cunningham and wife, A. Elaine Cunningham, by deed from Cecil Glen Dawson, and wife, Marine J. Dawson, of record in Book 4846, page 297, said Register's Office.

This conveyance is made subject to restrictions of record in Book 3578, page 493, book 3762, page 189, Book 3762, page 191, and Book 3703, page 404, said Register's Office.

SEP 15 CONV 28,599.87
SEP 15 S'TAX B* 74.36
SEP 15 PR'FEE B* .50
SEP 15 W'DEED B* 4.00 * 78.86

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered. except as hereinbefore stated, and for 1976 taxes which have been prorated and assumed by the grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 14th day of September, 1976

William G. Cunningham
WILLIAM G. CUNNINGHAM

A. Elaine Cunningham
A. ELAINE CUNNINGHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named William G. Cunningham and wife, A. Elaine Cunningham, 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, the 14th day of September, 1976.

My commission expires: 4/23/78

Notary Public

STATE OF
COUNTY OF

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____, the bargainor(s), with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 28,599.87

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF September 19 76

MY COMMISSION EXPIRES: 4/23/78 (AFFIX SEAL)

Notary Public

D 67991

WARRANTY DEED

DBH:jpr

FROM

WILLIAM G. CUNNINGHAM & WIFE,

A. ELAINE CUNNINGHAM

TO

N. RONNIE BUCHANAN AND WIFE,

MARY ANN BUCHANAN

IDENTIF. REFERENCE

SEP 15 2 40 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Please return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Nashville, Tennessee
37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires:

Notary Public