ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
(NAME)	First Federal Savings & Loan (NAME)	MH-13118
(STREET ADDRESS OR ROUTE NUMBER)	Union Street at Fourth Avenue (STREET ADDRESS)	158-8-19
(CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37219 (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 consideration, receipt of which is hereby acknowledged,

I,

Earl Ninow,

have bargained and sold, and by these presents do transfer and convey unto the said Denton Buchanan and wife, Diane M. 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 Lot No. 552 on the Plan of Hillsboro Park, Section 10, of record in Book 2900, page 73, Register's Office for said County.

Said Lot No. 552 fronts 201.7 feet on the southwesterly side of Kingsbury Drive and runs back 686.2 feet on the northwesterly line and 396.4 feet on the southeasterly line to a rear line on which it measures 347.1 feet.

Being the same property conveyed to Earl Ninow and wife, Margaret G. Ninow by deed from John E. Stanford and wife, Martha H. Stanford of record in Book 4983, page 503, Register's Office for Davidson County, Tennessee. The said Margaret G. Ninow having since died.

Hillsboro Park Committee, through its authorized member, joins in the execution of this instrument for the purpose of signifying its consent to the conveyance herein, in full satisfaction of the requirements of the restrictive covenants affecting this property.

This conveyance is subject to easements, restrictions, setback lines of record, and taxes for the current year, applicable to said property.

unimproved ( )
This is improved (XX) property, known as 1737 Kingsbury Drive (House Number) (Street)
Nashville, Tennessee 37215
(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 31st day of May, 1977.

Earl Ninow
EARL NINOW

HILLSBORO PARK COMMITTEE
BY: G. F. Cole, Jr. Member of Executive Committee
G. F. Colé, Jr.

BOOK 5154 PAGE 845

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 Earl Ninow, unmarried, 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 1st day of June, 1977.

My commission expires 8-13-80 Notary Public Dorothy A. Wilkerson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Kay Landrum, a Notary Public in and for said County and State, the within named G. F. Cole, Jr., member of Hillsboro Park Committee, 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 seal at Nashville, Tennessee, this 31 day of May, 1977.

Kay Landrum
Notary Public

My Commission Expires:
12/21/80

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 74,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Earl Ninow

Sworn to and subscribed before me this 1st day of June, 1977.

My commission expires 8-13-80 Notary Public Dorothy A. Wilkerson

This instrument was prepared by:

Name — Address

This is the second page of

SILVERSTEIN, LACKEY AND WAITE
First Federal Building
Nashville, Tennessee 37219

JOB-3E CONV 74,500.00
JOB-3E-STAX B* 193.70
JOB-3E-MTGE B* .50
JOB-3E [illegible] B* 11.00 * 196.20

E 07149

JUDICIAL REFERENCE

Jun 3 1 32 PM '77

DEED

FROM

TO

BUCHANAN AND WITT

BUCHANAN

Title Insurance Company
Square Building
th Avenue North
12, TENNESSEE 37219