BOOK 5275 PAGE 274

FORM NO. WD-1

QUITCLAIM DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10.00

Irene E. Buchanan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF April, 1978

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Alan L. Saturn, Esq., 20th Fl. First American Center, Nashville, Tennessee 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Irene Buchanan (NAME)	Same (NAME)	Map 72-7
2437 Branch Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. -225
Nashville, Tnnessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, James E Buchanan, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Irene 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, Tennesse, being Lot No. 5 on the unrecorded Map of J. R. Henderson's Subdivision in the 11th Civil district of said County, described as follows, to wit:

BEGINNING at a point in the west margin of Branch Avenue, formerly McKinney Avenue,

186 feet south of the southerly margin of McGavock Street, formerly Mazey Lane, thence westerly 213.6 feet to a point which is 200 feet, more or less, south of the southerly margin of McGavock Pike; thence southerly 50 feet to the corner of Lots Nos. 5 and 6; thence with the line between said lots easterly 213.6 feet to the westerly margin of Branch Avenue; thence with the margin of the same, northerky 50 feet to the beginning.

BEING the same porperty conveyed to James E Buchanan Jr. by deed from Irene Buchanan, of record in Book 5237, page 997, said Register's office.

This is { unimproved } { improved } property, known as 2437 Branch Street, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said land with all the appurtenances 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, except [illegible] and that we will 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 herein the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 4 day of April, 19 78

James E. Buchanan, Jr.

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named [illegible]

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 4th day of April 1978.

Commission expires 3-19-79

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 (his oath) (their several oaths) acknowledged (himself) (themselves) 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

TO

E 6 0 7 1 0

IDENTIF. REFERENCE

APR 19 1 51 PM '78

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

File Box 7 Alan Saturn

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

APR 19 78 MISC B* 4.00 * 4.00