This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee

WARRANTY DEED

BOOK 5309 PAGE 423

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Richard Buchanan, et ux (NAME)	McNeill Mtg. & Inv. Co., Inc. (NAME)	Map 150-9
2941 Kinwood Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 11227 (STREET ADDRESS)	Parcel 20
Antioch, Tennessee 37013 (CITY) (P. O. ZONE) (STATE)	Memphis, Tennessee 38111 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid by Richard Buchanan and wife, Velia Buchanan and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, R. Scott Edwards and wife, Peggy H. Edwards,

have this day bargained and sold, and do hereby transfer and convey unto the said Richard Buchanan and wife, Velia Buchanan, their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 141 on the Plan of Forest View Park, Section I, of record in Book 3700, pages 109 and 110, Register's Office for said County.

Said Lot No. 141 fronts 80 feet on the westerly side of Kinwood Drive and runs back between lines 182 feet on the southerly side and 199 feet on the northerly side, to a broken line in the rear on which it measures 100.83 feet.

Being the same property conveyed to R. Scott Edwards and wife, Peggy H. Edwards by deed from Richard A. Rauschenberg and wife, Bonnie H. Rauschenberg, of record in Book 4834, page 680, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a 30-foot building setback line from Kinwood Drive and an easement for public utilities and drainage along the rear portion of premises, and conditions of owner's certificate, as shown on plan of record in Book 3700, pages 109 and 110, said Register's Office; and restrictive covenants of record in Book 4115, page 674, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 53,900.00

Subscribed and sworn to before me, this the 29th day of June, 19 78

Affiant

My commission expires: 4/15/82 (Affix Seal)

Notary Public

This is improved (XX) unimproved ( ) property, known as 2941 Kinwood Drive, Antioch, Tennessee 37013
(House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Richard Buchanan and wife, Velia Buchanan, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.,* except for 1978 taxes which are prorated and assumed by the grantees.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Richard Buchanan and wife, Velia Buchanan, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s *this* 29th *day of* June, 19 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

R. Scott Edwards

Peggy H. Edwards

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* R. Scott Edwards and wife, Peggy H. Edwards,

the within named bargainors, 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* 29th *day of* June, *1978.*

Nancy L. Yoke
Notary Public

Commission expires 9/18/82

NANCY L. YOKE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

JUL 11 78	CONV	53,900.00			
JUL 11 78 S'TAX			B*	140.14	
JUL 11 78 PR'FEE			B*	.50	
JUL 11 78	W'DEED		B*	4.00	* 144.64

CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

WARRANTY DEED

FROM
R. Scott Edwards, et ux

TO
Richard Buchanan, et ux

E 75874

IDENTIF. REFERENCE

JUL 11 9 12 AM '78

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238