BOOK 5341 PAGE 349

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,000.00

Robert J. Arthur
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF SEPTEMBER, 19 78.

Notary Public

MY COMMISSION EXPIRES: 6-24-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

TITLE ESCROW, INC., 311 PLUS PARK BLVD., SUITE 218, NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert J. Arthur (NAME)	The Kissell Company (NAME)	15DZ-19495
1104 Sunnymeade Avenue (STREET ADDRESS OR ROUTE NUMBER)	30 Warder Street (STREET ADDRESS)	61-15
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	Springfield, OH 45501 (CITY) (STATE) (ZIP)	165

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 F. Buchanan, Jr. et ux Mary Frazier Buchanan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert J. Arthur et ux Sheila R. Arthur

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:

BEING Lot No. 4 of Block "A" on the Plan of Re-Subdivision of Sunnymeade, Units 1 and 2, of record i. Plat Book 974, Pages 56 and 57, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Mary Lou Frazier by deed from Malcolm D. Frazier, of record in Book 5284, Page 709, said Register's Office.

This conveyance is subject to an 8 foot easement on the south lines of said lot, of record in Plat Book 974, Pages 56 and 57, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

The said Mary Lou Frazier has since married. James F. Buchanan, Jr. hereby joins in conveyance to convey any and all rights he may have, especially his marital rights. Mary Lou Frazier and Mary Frazier Buchanan is one and the same person.

This is unimproved ( ) improved (XX) property, known as 1104 Sunnymeade Avenue (House Number) (Street) Nashville, TN 37216 (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 my hand this 19TH day of SEPTEMBER, 19 78

Mary Frazier Buchanan Mary Frazier Buchanan

James F. Buchanan, Jr. James F. Buchanan Jr.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James F. Buchanan, Jr. et ux Mary Frazier Buchanan

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 19TH day of SEPTEMBER 1978

Commission expires 10-24-80

Notary Public

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

E 90194

WARRANTY DEED

FROM
Mary Frazier Buchanan

TO
Robert J. Arthur

IDENTIF. REFERENCE

SEP 22 11 01 AM '78

FELIX A. ... II REGISTER
DAVIDSON COUNTY, TENN.

Title Book 6112

SEP 22 78	CONV	36,000.00			
SEP 22 78	S'TAX		B*	93.60	
SEP 22 78	PR'FEE		B*	.50	
SEP 22 78	W'DEED		B*	4.00	* 98.10