This instrument was prepared by Mason W Smith Jr, Attorney at Law, 3815 Cleghorn Avenue, Nashville, TN 37215

WARRANTY DEED

BOOK 5346 PAGE 482

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
J. D. Sowell, et ux Patsy M.	Joan S. Buchanan	Map 83-6
(NAME)	(NAME)	
1431 Sumner Avenue	1431 Sumner Avenue	Parcel 4
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	27W-15595
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid by the Grantees hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged,

Vicki Smith Dickens, unmarried, hereinafter called Grantor,

has
~~have~~ *this day bargained and sold, and do/es hereby transfer and convey unto the said* Joan S. Buchanan

, hereinafter called Grantee, , her

~~their~~ *heirs and assigns,*

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

Being Lot No. 33 on the Map of the Subdivision of part of the Weakley Home Place, as of record in Book 421, page 36, Register's Office for said County.

Said Lot No. 33 fronts 44 feet on the northerly side of Sumner Avenue, and runs back 150 feet on the westerly line and 154.1 feet on the easterly line, with the westerly margin of an alley, to an alley in the rear, measuring 79.4 feet on said rear alley.

Being the same property conveyed to Vicki Smith Dickens, unmarried by deed from Mortie Q. Dickens, Jr. of record in Book 5268, page 141, 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 $ 18,500.00

Subscribed and sworn to before me, this the 2nd day of October 19 78

Affiant

My commission expires: April 18 1982 (Affix Seal)

Notary Public

This is { unimproved ( ) / improved (X) } property, known as 1431 Sumner Avenue, Nashville, TN 37206
(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

Grantee ,

~~successors~~ *(successors),*

heirs and assigns forever. I covenant that I am *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 have been prorated.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantee , her

~~successors~~ *heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 2nd *day of* October, 1978, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Vicki Smith Dickens

VICKI SMITH DICKENS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, THE UNDERSIGNED, *a Notary Public in and for said County and State,* Vicki Smith Dickens, unmarried

the within named 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* 2nd *day of* October, *19*78

June D McKinney
Notary Public

Commission expires April 18, 1982

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 .....

OCT-4 78	CONV	18,500.00			
OCT-4 78	S'TAX		B*	48.10	
OCT-4 78	PR'FEE		B*	.50	
OCT-4 78	W'DEED		B*	4.00	* 52.60

WARRANTY DEED

FROM
Vicki Smith Dickens, unmarried

TO
J. D. Sowell, et ux Patsy M.

E 92430

IDENTIF. REFERENCE

OCT 4 3 56 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
Greenhills Office
Phone 298-2661 3815 Cleghorn Ave.
NASHVILLE, TENN. 37215
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

Mail to: McKinney & Co.
608 West Iris Dr.
Nashville, Tenn.