This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5369 PAGE 444

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Buffler, Hamm, Smith and Wells, a Partnership	Mercantile Mortgage Company	75-1-101
(NAME)	(NAME)	
	P. O. Box 14569	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
	St. Louis, Missouri 63178	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid by Buffler, Hamm, Smith and Wells, a Partnership composed of Joseph Buffler, William Hamm, Raymond Smith and Vernon Wells and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

Gaylon Faulkner Builders, Inc.

have this day bargained and sold, and do hereby transfer and convey unto the said Buffler, Hamm, Smith and Wells, a Partnership composed of Joseph Buffler, William Hamm, Raymond Smith and Vernon Wells *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 34 on the Revised Plat of Hermitage Hills, Section 12, of record in Book 4675, page 125, said Register's Office.
Said Lot No. 34 fronts 80.0 feet on the north side of Bonnafair Drive and extends back 125.26 feet on the northeast line and 85.69 feet on the southwest line to a dead line in the rear measuring 89.49 feet.

Being part of the property conveyed to Gaylon Faulkner Builders, Inc. by deed from Home Federal Savings & Loan Association of Nashville of record in Book 5234, page 842, Register's Office for said County.

This conveyance is subject to a 10-foot public utility and drainage easement, 2.5 x 25 foot utility anchor easement, 30-foot minimum building setback line from Bonnafair Drive, and conditions of Owner's Certificate of record in Book 4675, page 125, said Register's Office; and restrictive covenants of record in Book 4820, page 611, as amended in Book 4960, page 506 and Book 4969, page 667, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
The actual consideration or value whichever is greater, for this transfer is $ 53,500.00
Subscribed and sworn to before me, this the 28th day of November 19 78
Affiant
My commission expires: 4/18/82 (Affix Seal)
Notary Public

unimproved ( )
This is improved (X) property, known as 8127 Bonnafair Drive, Hermitage, Tennessee 37076
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees 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 purchasers.

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

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 28th *day of* November, 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.*

GAYLON FAULKNER BUILDERS, INC.

By: Gaylon Faulkner
Gaylon Faulkner, President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., *a Notary Public in and for said County and State,* .....

.....

the within named bargainor....., *with whom I am personally acquainted, and who acknowledged that*..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at..... *Tennessee, this*.....*day of*....., *19*.....

.....*Notary Public*

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Witness my hand and seal, at office in Nashville, *this* 28th *day of* November, *19* 78

Nancy L. Kafoury
Notary Public

Commission expires 4/18/82

NOV30 78	CONV	53,500.00			
NOV30 78	S'TAX		B*	139.10	
NOV30 78	PR'FEE		B*	.50	
NOV30 78	W'DEED		B*	4.00	* 143.60

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

WARRANTY DEED 23916

FROM
Gaylon Faulkner Builders, Inc.

TO
Buffler, Hamm, Smith and Wells, a Partnership

F. 0 2 6 2 8

IDENTIF. REFERENCE

Nov 30 1 21 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627