FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5442 PAGE 466

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $53,900.00

James B. Buchanan, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF May, 19 79

Notary Public

MY COMMISSION EXPIRES: 11-17-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & SPICER, ATTORNEYS
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James B. Buchanan, Jr. (NAME)	Guaranty Mortgage Company (NAME)	162-5-246
304 Townes Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 786 (STREET ADDRESS)	5DU 55354
Nashville, TN. 37211 (CITY) (STATE) (P. O. ZIP)	Brentwood, TN. 37027 (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, DAVID P. SEELY and wife, LINDA B. SEELY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES B. BUCHANAN, JR. and wife, PATTI A. 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, Tennessee, being Lot No. 151 on the Resubdivision of Lots 123 and 151, plan of Hickory Valley, Section 3, of record in Book 4715, page 171, Register's Office for said County.

SAID Lot No. 151 fronts 152.43 feet on the northerly margin of Townes Drive and extends back 105.96 feet on the easterly line and 181.32 feet on the northwesterly line to a dead line in the rear, measuring 69.97 feet thereon.

BEING the same property conveyed to David P. Seely and wife, Linda B. Seely by deed from Randall Phillips Builders, Inc. of record in Book 4906, page 901, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the restrictive covenants contained in instrument of record in Book 4604, page 526, Book 4630, page 548, Register's Office for said County.

This is unimproved ( ) improved (X) property, known as 304 Townes Drive (House Number) (Street) Nashville, TN. 37211 (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 our hand s this 29th day of May 19 79

David P. Seely

Linda B. Seely

STATE OF TENNESSEE
Davidson County

BOOK 5442 PAGE 467

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David P. Seely and wife, Linda B. Seely

the 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 May, 1979

Commission expires 11-17-80

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

WARRANTY DEED

FROM

DAVID P. SEELY AND WIFE,

LINDA B. SEELY

TO

JAMES B. BUCHANAN, JR.

AND WIFE, PATTI A. BUCHANAN

F. 3. 1. 8 0 3

IDENTIF. REFERENCE

MAY 30 2 43 PM '79

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

row 1 box 8 pn

WILKINS, ADAMS & SPICER
ATTORNEYS AT LAW
1100 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5442 PAGE 468

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			53900.00- CO	
			140.14 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	144.64-
5946A	05/30/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 3 1 8 0 3

IDENTIF. REFERENCE T

MAY 30 2 43 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 686982