Prepared by William B. Vest, Attorney, Hendersonville, TN

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
JAMES M. BUCHANAN ET UX (NAME)	FIRST FEDERAL SAVINGS AND LOAN (NAME)	73-1
2101 Avalon Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Part 153 Jd
Nashville, Tn. (CITY) (STATE) (ZIP CODE)	Nashville, Tn. (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of TEN and No/100 BOOK 5585 PAGE 145
($10.00) DOLLARS

and other good and valuable consideration the receipt of which is hereby acknowledged, including the assumption by the grantees of the balance of an indebtedness owed to first Federal Savings and Loan Association as secured by a Deed of Trust of record in Book 4656, page 886, Register's Office for said County.

WE, PAUL M. MARTIN AND WIFE BECKY L. MARTIN

have bargained and sold, and by these presents do transfer and convey unto the said JAMES M. BUCHANAN AND WIFE ANN T. BUCHANAN

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

BEING Lot No. 28 on the Map of Highland View Subdivision as of record in Book 1424, Page 39, Register's Office for said County, described as follows:

BEGINNING at a point in the north margin of Avalon Drive at the corner of Lots Nos. 27 and 28; thence with the line between said lots, northerly 154.4 feet to the south line of Lot No. 10; thence with the line between Lots Nos. 10 and 28, westerly 93.9 feet to the east margin of Milton Drive; thence with the margin of the same, southerly 87.8 feet to a point, and continuing with the same southerly 51.7 feet and continuing with the same southerly 13.5 feet to the beginning of a curve; thence around said curve in an easterly direction 31.4 feet to the north margin of Avalon Drive; thence with the margin of the same easterly 70.6 feet and continuing easterly 16.1 feet to the beginning.

BEING the same property conveyed to PAUL M. MARTIN & WIFE BECKY S. MARTIN, by deed from MARY JANE SMITH MARTIN SIRCY, of record in Book 5094, page 467, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2101 Avalon Dr., Nashville, Tn.
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

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 14th day of March, 1980.

PAUL M. MARTIN — Paul M. Martin

BECKY L. MARTIN — Becky L. Martin

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Larry Neil Perry BOOK 5583 PAGE 146, a Notary Public in and for said County and State, the within named Paul M. Martin And Wife Becky L. Martin

the bargainor ____, 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, Tenn., this 14th day of March, 1980.

My commission expires 1-22-84 Notary Public Larry Neil Perry

STATE OF TENNESSEE
COUNTY OF ____

Before me, ____, a Notary Public of the State and County aforesaid, personally appeared ____ and ____ with whom I am personally acquainted, and who, upon oath, acknowledged ____ ____ to be ____ and ____ respectively of the ____, the within named bargainor, a corporation, and that ____ as such ____ and ____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in ____, this ____ day of ____, 19____.

____ Notary Public

Commission expires ____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 40,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

J. Nancy Barbour

Sworn to and subscribed before me this 14th day of March, 1980.

My commission expires 1-22-84 Notary Public Larry Neil Perry

This instrument was prepared by:	
Name	Address

WARRANTY DEED

FROM

TO

F 82265
mail one.
IDENTIF. REFERENCE

MAR 26 2 12 PM '80
REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5583 PAGE 147

FOR

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			40500.00- CO	
			105.30 CO TX	
			.50 PRFEE	
			6.00 MOSCO	
			CHECK 111.80-	
0032A03/26/80			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 82265

IDENTIFICATION REFERENCE

MAR 26 2 12 PM '80

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

No. 749070