TITLE BOX #2

WARRANTY DEED

2348 06/04 357.50- CHECK

BOOK 5608 PAGE 890

FROM W. WRAY BUCHANAN and wife, BARBARA H. BUCHANAN

ADDRESS NEW OWNER(S) AS FOLLOWS:	FERNANDO T. MIRANDA and wife, PATRICIA M. BIHL-MIRANDA 114 Kennett Road Old Hickory, Tennessee 37138	
SEND TAX BILLS TO:	First Federal Savings & Loan Association 236 Fourth Avenue North Nashville, Tennessee 37219	
PREPARED BY:	Clyde Paul Holland, Attorney 65 Music Square East Nashville, Tennessee 37203	MAP-PARCEL NOS: 54-14-44

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE

{STATE OF TENNESSEE COUNTY OF DAVIDSON}

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00 Affiant Fernando T. Miranda

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of May, 1980 DATE

Jeanette A. Banks NOTARY PUBLIC 7-21-81 COMMISSION EXPIRES

AFFIX SEAL

FOR AND and IN CONSIDERATION OF the sum of ----------TEN AND 00/100----------

----------($10.00)---------- DOLLARS

cash in hand paid by Fernando T. Miranda and wife, Patricia M. Bihl-Miranda and other good and valuable consideration, the receipt of which is hereby acknowledged, including agreement by the said Fernando T. Miranda and wife, Patricia M. Bihl-Miranda to assume and pay the outstanding balance on that certain indebtedness evidenced by deed of trust executed by John P. Paluzi and wife, Edna Paluzi to Louis R. Linx, Trustee, of record in Book 4655, Page 625, Register's Office for Davidson County, Tennessee, to secure to First Federal Savings and Loan Association one note in the original principal amount of $42,000.00, payable in conformity with the terms and conditions therein stated;

W. WRAY BUCHANAN and wife, BARBARA H. BUCHANAN

GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

FERNANDO T. MIRANDA and wife, PATRICIA M. BIHL-MIRANDA,

GRANTEES their (his, her, its) heirs, successors 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. 128 on the Plan of Brandywine Farms, Section IV, as of record in Book 3700, Page 108, Register's Office for said County, described as follows:

BEGINNING at a point in the southwesterly margin of Kennett Road, the common corner of Lots 128 and 129; thence with the line between said two lots South 65°56' East 374.5 feet; thence North 71°32' West 78.1 feet; thence South 34°31' East 33.2 feet; thence South 71°32' East 163.7 feet to a monument; thence South 44°27' East 119.9 feet to a point in the northwesterly margin of Louviers Lane; thence with said margin northeasterly 186.2 feet and 40.0 feet to a monument; thence around a curve northeasterly 39.27 feet to a point in the southwesterly margin of Kennett Road; thence with said margin northwesterly 155.0 feet to the Point of Beginning.

BEING the same property conveyed to W. Wray Buchanan and wife, Barbara H. Buchanan, by deed from John P. Paluzi and wife, Edna Paluzi, of record in Book 4781, Page 62, Register's Office for Davidson County, Tennessee.

THIS Conveyance is made subject to all easements, restrictions and matters of public record, including taxes for the year 1980 and subsequent years.

unimproved ( )
This is improved (X) property, known as 114 Kennett Road, Old Hickory, Tennessee 37138
Number Street City State 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 FERNANDO T. MIRANDA and wife, PATRICIA M. BIHL-MIRANDA, their heirs, successors and assigns, forever.

AND we do covenant with the said FERNANDO T. MIRANDA and wife, PATRICIA M. BIHL-MIRANDA 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 except of record.

AND W. WRAY BUCHANAN and wife, BARBARA H. BUCHANAN do(es) further covenant and bind ourselves, our heirs and representatives, to WARRANT and forever defend the title to the said land to the said FERNANDO T. MIRANDA and wife, PATRICIA M. BIHL-MIRANDA, their heirs successors and assigns against the lawful claims of all persons whomsoever.

WITNESS our hand s. this 30th day of May, 19 80

W. Wray Buchanan
W. WRAY BUCHANAN

Barbara H. Buchanan
BARBARA H. BUCHANAN

91-95

IDENTIF. REFERENCE

JUN 4 12 34 PM '80
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

{STATE OF TENNESSEE; COUNTY OF DAVIDSON} (Individual Acknowledgment)

Personally appeared before me, the undersigned, a Notery Public in and for said County and State, the within named W. WRAY BUCHANAN and wife, BARBARA H. BUCHANAN

the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at NASHVILLE, TENNESSEE
City State

this 30 day of May 19 80

7-27-81
Comission Expires

Jeanette S. Banks
Notary Public

(AFFIX SEAL)

{STATE OF ; COUNTY OF } (Corporate Acknowledgment)

Before me, the undersigned, 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 (Title) of the , a corporation, the within named bargainer, and that he as such (Title) being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as (Title)

WITNESS my hand and seal, at office in CITY: STATE:

this day of 19

Commission Expires Notary Public

(AFFIX SEAL)

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5608 PAGE 892

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
			135000.00-	CO
			351.00	CO TX
			.50	PRFEE
			6.00	WDSEO
			CHECK	357.50-
2348A06/04/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F91995

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IDENTIF. REFERENCE

JUN 4 12 34 PM '80

FELIX Z. WILSON, II
DAVIDSON COUNTY, TENN.

No. 760910