FORM NO. WD-1

BOOK 5719 PAGE 727

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

19,900.00 James Edward Buchanan Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF MARCH, 19 81.

Carlene C. Pace
Notary Public

MY COMMISSION EXPIRES: 1/18/83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, 640 Spence Lane, Nashville, Tennessee
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James Edward Buchanan, Jr. | The Kissell Company | 15DZ 13005 |
| (NAME) 2435 Branch Street | (NAME) 30 Warder Street | 72-11 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37216 | (STREET ADDRESS) Springfield, OH 45501 | 107 |
| (CITY) (STATE) (P. O. ZIP) | (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, Rick C. Tanley et ux Carol Tanley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Edward Buchanan, Jr., unmarried

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:

BEING Lot No. 6 and the northerly 5 feet of Lot No. 7 on the Plan of J.R. Henderson Subdivision, not of record, described according to a survey by John Kohl, dated March 3, 1981, as follows:

Said Lot fronts 55 feet on westerly margin of Branch Street and runs back between parallel lines measuring 213.6 feet to a dead line in the rear, measuring 55 feet.

BEING the same property conveyed to Rick C. Tanley and wife, Carol Tanley by deed from Metropolitan Development and Housing Agency, of record in Book 5719, Page 724, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to a ten foot Temp. Construction easement and a twenty foot Sewer and/or Storm Drainage easement across the front of said lot, of record in Book 4215, Page 109, said Register's Office.

THIS conveyance is subject to any and all existing easements of record.

unimproved ( )
This is improved ( ) property, known as 2435 Branch Street (House Number) (Street) Nashville, TN 37216 (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 seised 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 7TH day of MARCH, 1981

Rick C. Tanley Rick C Tanley

Carol Tanley Carol Tanley

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rick C. Tanley et ux Carol Tanley

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, Tennessee, this 7TH day of MARCH 19 81

Commission expires 12/12/83

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, a Notary Public within and for the State and County aforesaid, personally appeared

and (his oath) (himself) with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the

and respectively of the

the within named bargainor, a corporation, and that (he ) as such (they)

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
Rick C. Tanley

TO
James Edward Buchanan, Jr.

3 3 2 6 7 1

IDENTIF. REFERENCE

MAR 11 10 19 AM '81

REGISTER
DAVIDSON COUNTY, TENN.

escrow, inc.

213
nce lane
, Tennessee 37217

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

RECEIVED OF _____

FOR _____

BOOK 5719 PAGE 729

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 19500.00- CO | |
| | | | 51.74 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 58.24- |
| 4064A03/11/81 | | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 32671

IDENTIFICATION REFERENCE

MAR 11 10 19 AM '81
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 810799