THIS INSTRUMENT PREPARED BY: BUCHANAN & EDWARDS, Attorneys at Law
271 West Main Street, Hendersonville, TN 37075

Mail

BOOK 5892 PAGE 393

WARRANTY DEED

NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
RONALD B. BUCHANAN, TRUSTEE 271 W. Main Street Hendersonville, TN 37075	SAME	116-14 140 BM-04772

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, FOX BUILDERS, INC., CECIL FOX, PRESIDENT, hereinafter referred to as Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said RONALD B. BUCHANAN, TRUSTEE, hereinafter referred to as Grantee, his successors, heirs and assigns, with full power to grant, sell, convey, assign, and mortgage without joinder of any beneficiary, certain real estate in Davidson County, Tennessee, as follows:

BEING Lot No. 1 on the Subdivision of the McKendree United Methodist Church property of record in Book 5200, page 1, Register's Office for said County, described as follows:

BEGINNING at an iron pin at the southeast corner of Lot No. 2 of the above referenced subdivision, and running along the westerly margin of Belle Meade Boulevard, South 6°23'11" East 150.00 feet to an existing one inch pipe; thence South 80°49'56" West 462.58 feet to a fence post; thence North 1°51'22" East 150.00 feet to a point; thence North 80°29'44" East 441.99 feet to the point of beginning, and containing 1.54 acres, more or less.

BEING the same property conveyed to Fox Builders, Inc. by deed from Robert R. West and wife, Gudrun West, of record in Book 5777, page 376, Register's Office for Davidson County, Tennessee.

The conveyance is subject to:

1. The Plan of record in Book 5200, page 1, said Register's Office, showing an Owner's Certificate, and a 150 foot minimum building setback line from Belle Meade Boulevard.

2. 1982 taxes which have been prorated and are assumed by Grantee.

3. Seller warrants said property to be an approved, residential building site.

This is unimproved property, known as: Belle Meade Boulevard lot, Nashville, TN

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, his 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. We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said GRANTEE, his successors, heirs and assigns, against the lawful claims of all persons.

WITNESS our hand this 28th day of May, 1982, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

FOX BUILDERS, INC.

BY: Cecil Fox

Cecil Fox, President

OFFICIAL RECEIPT

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STATE OF TENNESSEE)
COUNTY OF SUMNER)

The actual consideration or value, whichever is greater, for this transfer is $ 109,040.00.

Ronald B. Buchanan, Trustee
AFFIANT

Subscribed and sworn to before me,
this 28 day of May, 1982.

Candy Finch
NOTARY PUBLIC

My Commission Expires: 10/27/85

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared CECIL FOX, with whom I am personally acquainted, and who, upon oath, acknowledged, himself to be President of FOX 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 purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Hendersonville, Tennessee, this 28 day of May, 1982.

Candy Finch
NOTARY PUBLIC

CANDY FINCH NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 10/27/85

G93595

IDENTIF. REFERENCE

JUN 1 9 53 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

FOX BUILDERS, INC.

TO

RONALD B. BUCHANAN,
TRUSTEE

LAW OFFICES OF
BUCHANAN & EDWARDS
271 West Main Street
P. O. Box 1045
Hendersonville, TN 37075
615/822-0431

THIS INSTRUMENT PREPARED
SUBJECT TO INFORMATION
PROVIDED BY THE PARTIES

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

RECEIVED OF BOOK 5892 PAGE 395

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
			109040.00- CO	
			283.40 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 289.90-	
			0037A06/01/82 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 9 3 5 9 5

IDENTIF. REFERENCE T

JUN 1 9 53 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 883880