09/13 16[illegible] - [illegible]

BOOK 5936 PAGE 417 FORM NO. WD-1

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IDENTIF. REFERENCE

SEP 13 1 24 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF September, 19 82

Notary Public

MY COMMISSION EXPIRES: 7/23/83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

SATURN & MAZER, ATTYS., 20th Floor, First American Center; Nashville, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
~~ALFORD, Robert H.~~ BUCHANAN, Richard P (NAME)	SAME (NAME)	Map 104-15
1557 HARDING PLACE ~~2137 Ashwood Avenue~~ (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 209
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	24W 9285

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, HEIRS AT LAW OF PEARL SANFORD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD P. BUCHANAN et ux, POPPY P. BUCHANAN and ROBERT H. ALFORD et ux, MARCELEEN R. ALFORD

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 the westerly 50 feet of Lot No1 59 on the Plan of Sunset Park Subdivision, as of record in Book 332, Page 132, said Register's Office.

SAID part of said lots fronts 50 feet on the southerly side of West Ashwood Avenue, and runs back between parallel lines, 155 feet to a dead line in the rear, on which it measures 50 feet.

BEING the same property conveyed to Pearl Sanford, said Pearl Sanford having since died, by deed from Ira T. Adams and Martha S. Adams of record in Book 4049, Page 368, said Register's Office for Davidson County, Tennessee.

This is unimproved { } property, known as improved { } 2137 Ashwood Avenue (House Number) (Street) Nashville, TN (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 hands this 8th day of September, 19 82.

Donald J. [illegible] Mary Anna Agnew, Gladys Sanford Neely, Sanford, Betty Jean Pittman et vir Phillip L. Pittman, Anna S. Young, and William K. Sanford, by Violet Sanford, Attorney-in-fact and Administratrix

HEIRS AT LAW OF PEARL SANFORD

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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On this the 8th day of September, 1982, berore me personally appeared Violet Sanford, to me known to be the person who executed the foregoing instrument in behalf of Mary Anna Agnew and Donald J. Agnew, Gladys Sanford, Nealy Sanford,Betty Jean Pittman, Anna S. Young, and William R. Sanford, Jr., as their Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Mary Anna Agnew and Donald J. Agnew, Gladys Sanford, Nealy Sanford, Betty Jean Pittman, and Anna S. Young.

Witness my hand and official seal at Nashville, Tennessee, this the 8th day of September, 1982.

Betty G Ekvenas
Notary Public

My Commission Expires: 7/17/83

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

TO

PREPARED BY:

SATURN & MAZER, Attorneys
20th Floor
First American Center
Nashville, Tennessee 37238

Phone: 259-3666

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

RECEIVED OF _____

FOR BOOK 5936 PAGE 419

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
			62500.00-	CO
			162.50	CO TX
			.50	PRFEE
			6.00	WDEED
				CHECK 169.00-
			8433A09/13/82	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 0 8 1 4 7.

T
IDENTIF. REFERENCE

SEP 13 1 24 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 924620