FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Ronald D. Dorris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF May 19 83.

John V. Adams
Notary Public

MY COMMISSION EXPIRES 1-22-84

(AFFIX SEAL)

BOOK 6057 PAGE 579

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS
2210 Crestmoor Road - Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Richard D. Buchanan et ux & Ronald D. Dorris et ux (NAME)	Same (NAME)	104-11
1557 Harding Place (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	182
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	24W-6800

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, Jack Wyndham Seawell and wife, Claire M. Seawell,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard D. Buchanan and wife, Poppy P. Buchanan, and Ronald D. Dorris and wife, Barbara B. Dorris,

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 all of Lot No. 12, the easterly 18 feet of Lot No. 13 and the easterly 68 feet of Lots Nos. 16 and 17 on the map of W. W. Dillon's Resubdivision of Lots Nos. 12 to 17 inclusive in Jones and Calhoun's Subdivision, of record in Book 421, page 12, Register's Office for said County.

SAID Lot No. 12 and the easterly portion of Lot No. 13 adjoin and front together 68 feet on the southerly margin of Fairfax Avenue, formerly Edgar Jones Avenue, and together with the easterly portion of Lots Nos. 16 and 17, extend back between parallel lines, with the westerly margin of a 20 foot alley, 271 feet, more or less, to a 15 foot alley known as City Alley No. 804, now closed by Bill No. 43-46 of the Nashville City Council.

BEING the same property conveyed to E. W. Seawell and wife, Lena Hudgens Seawell by deed from Mrs. Ritha B. Hudgens of record in Book 1025, page 492, said Register's Office. E. W. Seawell subsequently died. Lena Hudgens Seawell has since died and by Will Probated December 21, 1971, of record in Will Book 102, page 250, Probate Court for said County, subject property was devised to Jack Wyndham Seawell.

unimproved ( )
This is improved (XX) property, known as 2137 Fairfax Avenue, Nashville, Tennessee 37212
(House Number) (Street) (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 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. 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 11th day of May, 1983

Jack Wyndham Seawell

Claire M. Seawell

OFFICIAL RECEIPT

BOOK 6057 PAGE 580

STATE OF ~~TENNESSEE~~ NORTH CAROLINA
~~DAVIDSON~~ County OF Guilford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jack Wyndham Seawell and Claire M. Seawell,

the bargainor S, 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 Greensboro, North Carolina ~~Tennessee~~ this 11th day of May 19 83

BARBARA D. YARBROUGH
NOTARY PUBLIC
GUILFORD COUNTY, N. C.
Commission Expires April 15, 1986

My commission expires April 15, 1986 Barbara D. Yarbrough
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (they) (he) as such _____ 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
JACK WYNDHAM SEAWELL ET UX

TO
RICHARD D. BUCHANAN ET UX
AND
RONALD D. DORRIS ET UX

WILKINS & ADAMS
ATTORNEYS AT LAW
2210 CRESTMOOR ROAD
NASHVILLE, TENNESSEE 37215
dp

IDENTIF. REFERENCE

MAY 17 9 19 AM '83
FELIX W. WILSON II REGISTER
DAVIDSON COUNTY, TN

H 4 8 1 5 4

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR BOOK 6057 PAGE 581

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			175000.00- CO	
			455.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 461.50-	
			7940AC5/17/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 8 1 5 4

IDENTIF. REFERENCE

MAY 17 9 19 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 949416