3154 08/03 79.32- CHECK

FORM NO. WD-1

BOOK 6111 PAGE 930

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF AUGUST, 1983

Notary Public

MY COMMISSION EXPIRES: 10/19/86

(AFFIX SEAL)

File

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attys. 20th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
NICHOLAS D. VERBAN (NAME)	S A M E (NAME)	MAP 117-11
528 Bonerwood Court (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 10
Nashville, Tenn. 37211 (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, BARRY B. BUXKAMPER and wife, MARGARET A. BUXKAMPER,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NICHOLAS D. VERBAN

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 part of Lot 180 on the Plan of Noel's Subdivision of Watkins Grove of record in Book 547, page 156, said Register's Office.

BEGINNING at a point on the easterly margin of Benham Street at a point 80.0 feet north of the northwest corner of Lot No. 179 and the southwest corner of Lot No. 180; thence running with said margin of Benham Street northwardly 100.00 feet to a point; thence leaving Benham Street eastwardly 200.0 feet to a point; thence southwardly 100.0 feet to a point; thence westwardly 200.0 feet to the point of beginning.

BEING the same property conveyed to Barry B. Buxkamper and wife, Margaret A. Buxkamper by deed from John William Barnes and wife, Jerry Pat Barnes of record in Book 5661, page 537, Register's Office for Davidson County, Tennessee.

65698

IDENTIF. REFERENCE

AUG 8 3 06 PM '83

FELIX Z. WILLIAMS REGISTER
DAVIDSON COUNTY, TN

This is improved (XX) unimproved property, known as Lot 180 Benham Avenue, Nashville, Tennessee 37215
(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 4th day of August, 1983

Barry B. Buxkamper
BARRY B. BUXKAMPER

Margaret A. Buxkamper
MARGARET A. BUXKAMPER

STATE OF TENNESSEE
Davidson County

BOOK 6111 PAGE 931

THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named BARRY B. BUXKAMPER and wife, MARGARET A. BUXKAMPER,

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 Nashville, Tennessee, this 4th day of August, 1983

Commission expires 10/19/86

_____
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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) 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
BARRY B. BUXKAMPER, et ux

TO
NICHOLAS D. VERBAN

PLEASE FILE BOX "7"

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 _____ BOOK 6111 PAGE 932

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
			28250.00- CO	
			73.32 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	79.82-
8154A08/08/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H65698

IDENTIF. REFERENCE

AUG 8 3 06 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 969718