BOOK 5178 PAGE 635

THIS INSTRUMENT PREPARED BY SHIPP R. WEEMS, ATTY., DICKSON, TN.

GL-7-288 KE

SEND TAX BILLS TO:

HERBERT L. BUCHANAN
Route 5 Box 837
Dickson, Tennessee 37055

WARRANTY DEED

WHEREAS, I, James C. Buchanan, Jr., am the owner of one-ninth (1/9) undivided interest in a certain parcel of land hereinafter described by inheritance from my father, James C. Buchanan, deceased;

AND, THEREFORE, I, James C. Buchanan, Jr. for the consideration of Six hundred sixty-six and 66/100 dollars ($666.66), cash in hand paid by **HERBERT L. BUCHANAN**, do hereby sell, grant, transfer and convey unto the said **HERBERT L. BUCHANAN**, his heirs and assigns, all of my one-ninth (1/9) undivided interest in the following described of land, being more fully described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 1105 and 1107 of Block No. 168, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for said County.

Said Lot Nos. 1105 and 1107 front together 50 feet on the Northerly side of Michigan Avenue, and run back between parallel lines 150 feet to an alley.

This being the same property conveyed to James Buchanan and wife, Lula G. Buchanan, by deed dated the 15th day of November, 1960, and of record in Book No. 3160, page 253, of the Register's Office of Davidson County, Tennessee. That James A. Buchanan is now deceased having passed away in 1968 leaving his wife as survivor. That Lula G. Buchanan is now deceased having died in 1976 leaving three (3) sons as her sole heirs, they being Herbert L. Buchanan, James Calvin Buchanan, now deceased, and Leroy Buchanan, now deceased. Also being the same property in which James C. Buchanan, Jr. inherited a one-ninth (1/9) undivided interest each from my father, James C. Buchanan.

TO HAVE AND TO HOLD the said interest in said lands to the said **HERBERT L. BUCHANAN**, his heirs and assigns, in fee simple title, forever.

I covenant with the said **HERBERT L. BUCHANAN** that I am lawfully seized and possessed of my said one-ninth (1/9) undivided interest each in said parcel of land and that I have a good and lawful right to sell and convey same, and that it is not encumbered.

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 666.66, which amount is equal to or greater than the amount which the property would command at a fair voluntary sale.

Subscribed and sworn to before me this the 1st day of MAY 1973

OFFICIAL RECEIPT

I further covenant, binding myself, my heirs and representatives, to warrant and forever defend the title to the said lands to the said **HERBERT L. BUCHANAN**, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS my hand and signature, this the 13th day of October, 1983.

James C. Buchanan Jr.
JAMES C. BUCHANAN, JR.

STATE OF TENNESSEE
COUNTY OF Dickson

Personally appeared before me, Shipp R. Weems, a Notary Public in and for said State and County, the within named James C. Buchanan, Jr., the bargainor, with whom I am personally acquainted, and who acknowledged before me that he has executed the within instrument for the purposes contained therein.

Witness my hand and official seal of office at Dickson Tennessee, this the 13th day of October, 1983.

SHIPP R. WEEMS NOTARY PUBLIC DICKSON COUNTY

Shipp R. Weems
NOTARY PUBLIC

MY COMMISSION EXPIRES:
14 May 1984

MAIL ENV.
IDENTIF. REFERENCE
NOV 10 2 24 PM '83

H87325

11/18 8.38- CHECK

3739

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

RECEIVED OF _____

FOR _____

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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

666.66- CAMT.
1.82 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 8.32-
3739A11/18/83 BAL .09

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H87325

IDENTIFICATION REFERENCE

Nov 18 2 24 PM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 994520