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

SEND TAX BILLS TO:

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

91-7-288

BOOK 5178 PAGE 638

WARRANTY DEED

WHEREAS, I, Lucretia Alexander, am the owner of one-ninth (1/9) undivided interest in a certain parcel of land hereinafter described by inheritance from my grandfather, James Calvin Buchanan and my mother Goldie Ann Buchanan Lindsay.

AND, THEREFORE, I, Lucretia Alexander, 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 Goldie Ann Buchanan Lindsay, now deceased, inherited a one-ninth (1/9) undivided interest from her father, James Calvin Buchanan. That Lucretia Alexander is the sole heir of her mother, Goldie Ann Buchanan Lindsay, now deceased.

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 7th day of Nov 1983

Clyde Buchanan

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 14 day of Oct., 1983.

Lucretia Alexander
LUCRECTIA ALEXANDER

STATE OF ~~TENNESSEE~~ *TEXAS*
COUNTY OF *Brazos*

Personally appeared before me, *Lucretia Alexander*, a Notary Public in and for said State and County, the within named Lucrectia Alexander, the bargainor, with whom I am personally acquainted, and who acknowledged before me that she has executed the within instrument for the purposes contained therein.

Witness my hand and official seal of office at *College Station*, ~~Tennessee~~ *Texas*, this the *14th* day of *October*, 1983.

Audrey Hoffinger
NOTARY PUBLIC

MY COMMISSION EXPIRES:
10/20/84

MAIL ENV.

H87326

IDENTIF. REFERENCE

NOV 10 2 25 PM '83

3740 11/18 3.32- CHECK

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

RECEIVED OF _____

FOR _____

BOOK 5178 PAGE 640

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-
3740A	11/18/83		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H87326

T
IDENTIF. REFERENCE

Nov 18 2 26 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 994521