FORM NO. WD-1

BOOK 6287 PAGE 669

STATE ~~OF~~ ~~TENNESSEE~~
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,235.

J. Walter H. Hooks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 1984.

James L. Bass
Notary Public

MY COMMISSION EXPIRES: 1-19-86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
James L. Bass (NAME) Attorney at Law, Nashville, Tennessee (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James W Buckner, et ux (NAME)	The Kissell Company (NAME)	13 DA- 57107
4324 Golden Hill Drive (STREET ADDRESS OR ROUTE NUMBER)	30 Warder Street (STREET ADDRESS)	53-10-23
Nashville, TN 37218 (CITY) (STATE) (P. O. ZIP)	Springfield, Ohio 45501 (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, Walter H. Hooks and wife, Josephine J. Hooks

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James W. Buckner and wife, Brenda D. Buckner

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:

BEING Lot No. 61 on the Plan of Gold Key Addition, Section 2, which is of record in Book 5050, Page 13, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Walter H. Hooks and wife, Josephine J. Hooks, by deed from Richard Cousin and wife, Barbara Holman Cousin, of record in Book 6004, Page 840, Register's Office for Davidson County, Tennessee.

Buyers assume and agree to pay the unpaid balance of a note secured by a deed of trust of record in Book 5449, Page 101, Register's Office for Davidson County, Tennessee, to which reference is here made for a complete description of its terms and conditions.

Conveyance subject to Owners Certificate, set back line and easements as shown on plan of record and to restrictive covenants as of record in Book 4734, Page 761 and Book 5140, Page 725, Register's Office for Davidson County, Tennessee.

Escrow account transferred.

This is improved (X) unimproved ( ) property, known as 4324 Golden Hill Drive (House Number) (Street) Nashville, Tenn (P. O. Address) 37218 (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 30th day of April, 1984

J. Walter H. Hooks

Josephine J. Hooks

05/08 15:32 CHECK

4812

BOOK 6287 PAGE 670

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Walter H. Hooks and wife, Josephine J. Hooks

the bargainors, 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 30th day of April 19 84

Commission expires 1-13-86

James L. Baker
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

I 2 0 6 5 8

FROM
WALTER H. HOOKS, ET. UX.,

TO
JAMES W. BUCKNER, ET. UX.,

IDENTIF. REFERENCE

MAY 8 1 47 PM '84

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

RECEIVED OF _____

FOR _____

BOOK 6287 PAGE 671

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

55235.00- CAPT.
143.52 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 150.02-
4813A05/08/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 0 6 5 8

IDENTIF. REFERENCE

MAY 8 1 47 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 34382