WARRANTY DEED

BOOK 6319 PAGE 375

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June 19 84

Notary Public

MY COMMISSION EXPIRES: October 19, 1986

Mail

THIS INSTRUMENT WAS PREPARED BY: Douglas R. Berry, 907 Two Mile Pky., Goodlettsville, TN 37072

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RONNIE M. BUFORD, et ux (NAME)	EAGLE MORTGAGE & INVESTMENT CO (NAME)	52-16
400 School Pass (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 13013 (STREET ADDRESS)	50
Madison, Tn. 37115 (CITY) (STATE) (P. O. ZIP)	Lexington, Kentucky 40512 (CITY) (STATE) (ZIP)	11D 80475

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, MARTIN VESTER, JR. and wife, JOY RUTH VESTER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONNIE M. BUFORD and wife, CYNTHIA RENEE BUFORD

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 in the 11th Civil District and described according to a survey by Campbell Surveying Company, dated June 13, 1984, as follows:

Beginning at a point 218.78 feet from a marker on the northeast corner of School Pass and Berwick Trail; thence Northeast along the margin of School Pass 106 feet to a point; thence North 61° 38' West 200 feet to a point; thence South 26° 23' West 106 feet to a point; thence South 61° 38' East 200 feet to the point of beginning.

Being the same property conveyed to Martin Vester, Jr. and wife, Joy Ruth Vester, by deed from Billy J. Seals and wife, Montye Seals, of record in Book 3569, page 315, Register's Office for Davidson County, Tennessee.

30241

T. IDENTIF. REFERENCE

JUN 20 8 43 AM '84

ELIA A. NELSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

MAIL ENV.

This is unimproved ( ) improved (X) property, known as 400 School Pass, Madison, Tennessee 37115
(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 15th day of June, 1984

Martin Vester Jr.
MARTIN VESTER, JR.

Joy Ruth Vester
JOY RUTH VESTER

by Joy Ruth Vester attorney in fact.

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Martin Vester, Jr. and wife, Joy Ruth Vester

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 Goodlettsville, Tennessee, this 15th day of June, 1984

Notary Public.

Commission Expires October 19, 1986

STATE OF
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 purpose 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

TO

DOUGLAS R. BERRY
Attorney At Law
907 Two Mile Pky.
Goodlettsville, TN 37072
(615) 859-4086

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6319 PAGE 377

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
			550[illegible].50-	CAPT.
			143.00	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 149.50-
			6363A06/20/84	CAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 3 0 2 4 1

T. IDENTIF. REFERENCE

JUN 20 8 43 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0045621