B of 41

WARRANTY DEED

BOOK 6373 PAGE 974

FROM: Phyllis Pear Reichman
("Grantor")

TO: Sam A. Buchanan, III
("Grantee")

This instrument was prepared by:
Robert C. Goodrich, Jr.
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:
& TAX BILLS!
5353 Hillsboro Road
Nashville, Tennessee 37215

Map-Parcel Numbers

130-16-58

Field Book Numbers

FH-10120

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Two Hundred and Sixty-Five Thousand Dollars ($265,000).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 31st day of August, 1984.

Notary Public

My Commission Expires: 4-21-85

FOR AND IN CONSIDERATION OF the sum of Two Hundred and Sixty-Five Thousand Dollars ($265,000), Grantor having bargained and sold, and by these presents does transfer and convey unto the said Grantee, their heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the northeast part of Lot No. 7 on the unrecorded map of Guilford Dudley's Place as subdivided on Hillsboro Road, and described according to a copy of a survey made by Erle Drake, County Surveyor, January 20, 1931, as follows:

Beginning at a point in the center of Hillsboro Pike, as widened and located at the common corner of Lots 7 and 8, being the southeast corner of the property conveyed to George M. Dallas, of record in Book 928, page 162, Register's Office for said County; thence southerly with said Pike, south 26-1/2° west 400 feet to a point which is 10 feet west of the center line of the same; thence leaving said Pike, north 64° 30' west 945 feet to a point; thence north 23° 45' east 400 feet to a stake at the common corner of Lots 7 and 8, and 9; thence with the line between Lots 7 and 8, south 64-1/2° east 963.7 feet, more or less, to beginning.

05/04 *695.50* CHECK

7607

Being the same property conveyed to Sidney R. Reichman and Phyllis Pear Reichman, by deed from Hugh Pershing Hobbs and Betty Thompson Hobbs, of record at Book 3177, page 423, in the Register's Office for Davidson County, Tennessee.

This is improved property. BOOK 6373 PAGE 975

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors, and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; having a good right to convey it, and the same is unencumbered except for easements on record at the Register of Deed's Office for Davidson County, Tennessee as of the date of this Deed.

And Grantor does further covenant and bind her heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, their heirs, successors, and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 31 day of August, 1984.

Phyllis Reichman
PHYLLIS PEAR REICHMAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Carol M. Barton, a Notary Public in and for said County and State, the within named PHYLLIS PEAR REICHMAN, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of August, 1984.

Carol M. Barton
Notary Public

My Commission Expires: 4-20-86

I 47391

IDENTIFICATION

SEP 4 3 06 PM '84

REGISTER
DAVIDSON COUNTY, TN

RCG/8-30-84

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6373 PAGE 976

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

265000.00- CAMT.
689.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 695.50-
7607A09/04/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 47391

IDENTIF. REFERENCE

SEP 4 3 06 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0066220