THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

1032

01/04 425.50 CHECK

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
David L. Buster et ux Unit 241 Arden Place 4400 Belmont Park Terrace Nashville, Tennessee 37215	Same	131-7-B 241 16DA-39674

WARRANTY DEED

BOOK 6468 PAGE 47

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Janet Ann Neuharth and Allen H. Neuharth,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto David L. Buster and wife, Martha C. Buster,

hereinafter called the Grantee, Grantee's 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, being Unit No. 241 on the plan of Section Ten, Arden Place, of record in Book 5210, page 218, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to Janet Ann Neuharth and Allen H. Neuharth, as joint tenants with right of survivorship, as set out in a shared Equity Financing Agreement between them dated as of June 28, 1984, by deed from Henry D. Oentojo and wife, Lanny Nizar Oentojo, of record in Book 6326, page 739, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth of record in Book 4754, page 455, Book 4819, page 564, Book 4916, page 277, Book 5019, page 942, Book 5091, page 66, Book 5129, page 120, Book 5163, page 384, Book 5231, page 375, Book 5351, page 592, Book 5514, page 636, and Book 4628, page 473, all in said Register's Office, and to the matters set forth in the above referenced plan of record.

This instrument is exeeuted on behalf of Allen H. Neuharth by Janet Ann Neuharth as his Attorney-In-Fact pursuant to a Power of Attorney which is being recorded immediately prior to the recording hereof. The Affidavit of said Attorney-In-Fact is attached as an exhibit to this Deed and incorporated herein by reference.

This is (~~NR~~)improved property, known as Unit 241 Arden Place Condominiums, Nashville, TN 37215.

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, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 3rd day of January, 1985.

Janet Ann Neuharth

Allen H. Neuharth
BY: Janet Ann Neuharth
Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of January, 1985, before me personally appeared Janet Ann Neuharth, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that s he executed the same as her free act and deed.

My Commission Expires: 10-24-88

Notary Public

NOTARY PUBLIC A. DAVIDSON STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

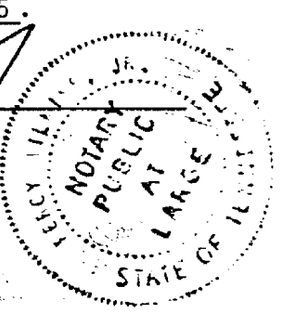
The actual consideration or value, whichever is greater, for this transfer is $ 160,000.00.

David L Buster
Affiant

Subscribed and sworn to before me, this the 3rd day of January, 1985.

My Commission Expires: 10-24-88

_____
Notary Public



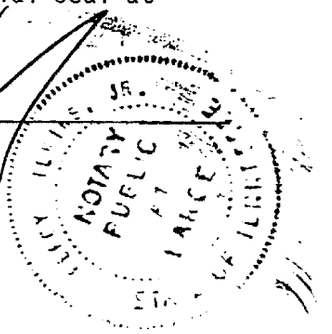
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janet Ann Neuharth, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of Allen H. Neuharth as his Attorney-In-Fact, as the free act and deed of the within named Allen H. Neuharth. Witness my hand and official seal at Nashville, Tennessee, this 3rd day of January, 1985.

_____
Notary Public

My Commission Expires: 10-24-88



WARRANTY DEED

from:
JANET ANN NEUHARTH AND
ALLEN H. NEUHARTH

to:

DAVID L. BUSTER ET UX

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

dp

EXHIBIT TO WARRANTY DEED
FROM
JANET ANN NEUHARTH AND ALLEN H. NEUHARTH
TO
DAVID L. BUSTER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

AFFIDAVIT

BOOK 6468 PAGE 49

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

References to the singular include the plural, when applicable.

Janet Ann Neuharth
Affiant - Janet Ann Neuharth

Sworn to and subscribed before me this 3rd day of January, 19 85.

Notary Public

My Commission Expires: 10-24-88

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

I.D. REFERENCE
IDENTIF.
JAN 4 10 10 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

I.7.4.6.7.7.

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

RECEIVED OF _____

FOR _____

BOOK 6468 PAGE 50

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

160000.00- CAMT.
416.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 425.50-
1032A01/04/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I.T. 4.6.7.7-

IDENTIF. REFERENCE

JAN 4 10 10 AM 1985

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 98723