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

B048

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Stephen C. Buckingham 1107 Caldwell Lane Nashville, TN. 37204	First Tennessee Bank P.O. Box 1000, Dept. 47 Memphis, TN. 38148	MAP 117-16 PARCEL 170 16DA 17421

WARRANTY DEED

BOOK 6494 PAGE 753

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,

JOSEPH T. GRISSOM and wife, KATHY L. GRISSOM

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto STEPHEN C. BUCKINGHAM

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 Lot No. 51 on the plan of S.F. & C.D. Morrow's Subdivision of Lots 38, 39 and part of Lot 37 of Nathan McNairys Subdivision, of record in Book 332, page 86, Register's Office for said County.

SAID Lot No. 51 fronts 50 feet on the southerly margin of Caldwell Lane, formerly Merango Avenue, and extends back between parallel lines, 163.5 feet to the center line of an alley.

BEING the same property conveyed to Joseph T. Grissom and wife, Kathy L. Grissom by deed from H.H. & W. Investments, a partnership composed of Ralph Edward Hutton, Jr., Walter Grady Hensley, Jr. and Robert H. Wickham, of record in Book 5717, page 17, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

This is (un)improved property, known as 1107 Caldwell Lane, Nashville, TN. 37204.

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 14th day of February, 1985.

Joseph T. Grissom

Kathy L. Grissom

STATE OF TENNESSEE
COUNTY OF Davidson

On this 14th day of February, 1985, before me personally appeared Joseph T. Grissom and wife, Kathy L. Grissom, 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 he executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: Mar 4 1987

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6494 PAGE 754

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 $ 86,900.00.

_____
Affiant

Subscribed and sworn to before me, this the 14th day of February, 1985.

My Commission Expires: Nov 4, 1987

_____
Notary Public

PERCY WILKINS IVEY NOTARY PUBLIC AT LARGE TENNESSEE

1944 02/19 232.44 - CHECK

I 8 3 7 7 5

IDENTIF. REFERENCE

FEB 19 11 18 AM '85

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

WARRANTY DEED

from:

JOSEPH T. GRISSOM, et ux

to:

STEPHEN C. BUCKINGHAM,

Return to: cg

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

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

RECEIVED OF _____

FOR _____

BOOK 6494 PAGE 755

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

86900.CO- CAMT.
225.94 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 232.44-
1944A02/19/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 3 7 7 5

IDENTIF. REFERENCE

FEB 19 11 19 AM '86

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 109316