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

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Patricia G. Buford 200 Strahl Street Franklin, TN 37064	Metropolitan Federal Savings and Loan Association P. O. Box 110250 Nashville, TN 37211	6DA-35136 119-14-A- 156

WARRANTY DEED

BOOK 6543 PAGE 715

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, Beverly Clark, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Patricia G. Buford 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:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 156 on the plan of Kingswood Condominiums, of record in Book 5200, page 520, 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 Beverly Clark by deed from Wolfgang Sauermann, unmarried, of record in Book 6120, page 416, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 909, page 48, Book 919, page 393, Book 928, page 752, and amended in Book 1001, page 539, page 946, page 252, Book 919, page 628, Book 1579, page 387, Book 1581, page 55, and amended in Book 6058, page 320, said Register's Office.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Home Service Corporation of record in Book 6102, page 505, Register's Office for Davidson County, Tennessee, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said grantee.

This instrument is executed on behalf of Beverly Clark by Sue Chilton as her 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 (un)improved property, known as Unit K-156 Kingswood Condos, Nashville, Tennessee 37211.

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 26th day of April, 1985.

Beverly Clark
Beverly Clark
BY: Sue Chilton, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 26th day of April, 1985, before me personally appeared Beverly Clark, 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 she executed the same as her free act and deed.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 5543 PAGE 716

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 $ 34,459.39.

Patricia G. Buford
Affiant

Subscribed and sworn to before me, this the 26th day of April, 19 85.

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 Sue Chilton, 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 Beverly Clark as her Attorney-In-Fact, as the free act and deed of the within named Beverly Clark. Witness my hand and official seal at Nashville, Tennessee, this 26th day of April, 1985.

_____
Notary Public

My Commission Expires: 10-24-88

WARRANTY DEED

from:
Beverly Clark

to:
Patricia G. Buford

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157
(TN-23525)

dp

EXHIBIT TO WARRANTY DEED
FROM
BEVERLY CLARK
TO
PATRICIA G. BUFORD

BOOK 6543 PAGE 717

STATE OF TENNESSEE

COUNTY OF DAVIDSON

A F F I D A V I T

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.

Affiant - Sue Chilton

Sworn to and subscribed before me this 26th day of April, 19 85.

Notary Public

My Commission Expires: 10-24-88

2476 04/29 81.25- CHECK

DAVIDSON COUNTY, TN
FILED AND RECORDED
APR 29 12 17 PM '85
REGISTER

IDENTIFICATION REFERENCE

J 0 0 2 2 3

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

RECEIVED OF _____ BOOK 6543 PAGE 718

FOR _____

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

34469.39- CAMT.
89.70 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 99.20-
2476A04/29/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 0 0 2 2 3

IDENTIF. REFERENCE

APR 29 12 17 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 129303