This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
249674 FILE BOX #35

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wendell M. Buchanan (NAME)	Citizens and Southern Mortgage Company (NAME)	
1314 - 15th Avenue South (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 656 (STREET ADDRESS)	MAP 105-5
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	Tucker, Georgia 30085-0656 (CITY) (STATE) (ZIP)	PARCEL 35

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- BOOK 6764 PAGE 50 ----------
---------- $10.00 ----------
Dollars,

Cash in hand paid by Wendell M. Buchanan and wife, Rowena G. Buchanan and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

Charles H. Dixon, and wife, Viola E. Dixon

have this day bargained and sold, and do hereby transfer and convey unto the said Wendell M. Buchanan, and wife,

Rowena G. Buchanan

the Grantees herein, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, described as follows: to-wit:

Being Lot No. 2 on the Plan of Edgehill Estates, Section 3, as of record in Book 4350, page 26, Register's Office for said County, described as follows:

Beginning at an iron pin in the easterly margin of 15th Avenue South at the common corner of Lots Nos. 1 and 2: thence with the line between said lots, easterly 149.90 feet to an iron pin in the westerly margin of an alley: thence with the margin of said alley, southerly 64.40 feet to a monument in the beginning of a curve: thence around said curve, southwesterly 24.32 feet to a monument in the northerly margin of Horton Avenue: thence with the margin of said Avenue, westerly 115.30 feet to a monument at the beginning of a curve: thence around said curve, northwesterly 30.40 feet to a monument in the easterly margin of 15th Avenue South: thence with the margin of the same, northerly 53.55 feet to the point of beginning.

Being the same property conveyed to Charles H. Dixon and wife, Viola E. Dixon, by deed from William Dobbins, a single person, of record in Book 6279, page 84, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $43,000.00

Subscribed and sworn to before me this the 5th *day of* November 19 85

My commission expires: 5-20-87 *(Affix Seal)*

Affiant

Rowena G. Buchanan

Notary Public

Judy A Dobbs

NOTARY PUBLIC AT LARGE STATE OF TEXAS

This is improved (XX) unimproved ( ) property, known as 1314 - 15th Avenue South, Nashville, Tennessee 37212
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 5th *day of* November, 19 85 *for corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Charles H Dixon
Charles H. Dixon

Viola E. Dixon
Viola E. Dixon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Charles H. Dixon and wife, Viola E. Dixon

*the within named bargainor*S, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee *this* 5th *day of* November, *19* 85.

Judy A Dobbs
Notary Public

Commission expires 5-20-87

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public 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* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____
Notary Public

Commission expires _____

WARRANTY DEED

FROM

Charles H. Dixon etux

TO

Wendell M. Buchanan etux

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

RECEIVED FOR RECORD
NOV 7 8 32 AM '85
DAVIDSON COUNTY, TENN.

REGISTER'S OFFICE REFERENCE

5 1 1 3 9

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6704 PAGE 52

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			43000.00- CONT.	
			111.60 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 118.30-	
			4422A11/07/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

51139

IDENTIFICATION REFERENCE

Nov 7 8 32 AM '85

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY

No. 189686