ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
PATRICK F. BUCKMAN ET UX (NAME)	Fidelity Federal 5th (NAME)	86-7
408 SCENICWAY KNOB (STREET ADDRESS OR ROUTE NUMBER)	Fourth + Union St. (STREET ADDRESS)	Pge 90 Lib W
HERMITAGE, TENNESSEE 37076 (CITY) (STATE) (ZIP CODE)	Nashville, Tn. 37219 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 6739 PAGE 904

For and in consideration of the sum of TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS **DOLLARS** HEREBY ACKNOWLEDGED, WE, JEFFREY A. HALL AND WIFE KATHLEEN J. HALL, HEREINAFTER CALLED THE GRANTORS.

have bargained and sold, and by these presents do transfer and convey unto the said PATRICK F. BUCKMAN AND WIFE, JUDITH S. BUCKMAN

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON **County, State of Tennessee, described as follows:**

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 103 ON THE PLAN OF JACKSON'S RETREAT, PHASE 2, OF RECORD IN BOOK 5200, PAGE 673, SAID REGISTER'S OFFICE.

SAID LOT NO. 103 FRONTS 32.88 FEET ON THE SOUTHWESTERLY SIDE OF SCENICWAY KNOB AND RUNS BACK 120.0 FEET ON THE NORTHERLY LINE AND 192.84 FEET ON THE NORTHWESTERLY LINE AND 315.0 FEET ON THE SOUTHEASTERLY LINE TO A BROKEN LINE IN THE REAR WHICH MEASURES 270.56 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO KATHLEEN J. IGNAR, UNMARRIED AND JEFFREY A. HALL, UNMARRIED AS JOINT TENANTS BY DEED FROM RANDALL PHILLIPS BUILDERS INC. OF RECORD IN BOOK 6431, PAGE 436, SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY.

THE GRANTEES HEREIN ASSUME AND PROMISE TO PAY AN OBLIGATION EVIDENCED BY AN INSTRUMENT OF RECORD IN BOOK 6431, PAGE 439, SAID REGISTER'S OFFICE.

THE ESCROW ACCOUNT AS IT RELATES TO THIS PROPERTY IS HEREBY TRANSFERRED TO THE GRANTEES, AS IS THE HAZARD INSURANCE.

This is unimproved ( ) improved (X) property, known as 408 SCENICWAY KNOB (House Number) (Street)
HERMITAGE, TENNESSEE 37076 (P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

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 13th **day of** DECEMBER **, 19**85**.**

X Jeffrey A. Hall
JEFFREY A. HALL

X Kathleen J. Hall by Jeffrey A. Hall Attorney in fact
KATHLEEN J. HALL

12/1 7958

BOOK 6739 PAGE 905

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 JEFFREY A. HALL

the 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 13 day of DECEMBER, 19 85.

My commission expires 10-24-88 Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

ON THIS 12TH DAY OF DECEMBER, 1985, BEFORE ME PERSONALLY APPEARED JEFFREY A. HALL, THE ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT IN BEHALF OF KATHLEEN J. HALL AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS THE FREE ACT AND DEED OF SAID KATHLEEN J. HALL.

SOWRN TO AND SUBSCRIBED BEFORE ME, A NOTARY PUBLIC THIS THE 12TH DAY OF DECEMBER, 1985.

MY COMMISSION EXPIRES: 10-24-88 NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 79,262.71
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 13th day of DECEMBER, 19 85.

My commission expires 10-24-88 Notary Public

This instrument was prepared by:

Name	Address
WILLIAM G. TRABER, ATTORNEY	107 DONELSON PIKE NASHVILLE, TENNESSEE 37214

WARRANTY DEED

FROM JEFFREY A. HALL ET UX

TO PATRICK F. BUCKMAN ET UX

IDENTIFICATION REFERENCE 62356

Dec 18 2 32 PM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

BROKERS ESCROW SERVICE
107 DONELSON PIKE
NASHVILLE, TENN. 37214
885-0223

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

MAIL TO:
W. G. TRABER
P.O. Box 140255
NASHVILLE, TENN. 37214

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

RECEIVED OF _____

FOR _____

BOOK 6739 PAGE 906

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

79262.71- CASH
206.13 CHECK
.00 CASH
6.00 MORT
CHECK 212.13-
7958A 12/18/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 2 3 5 6

IDENTIFICATION REFERENCE

DEC 18 2 32 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 202900