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This deed prepared by:
Dennis Wright, Attorney
632 Old Hickory Boulevard
Madison, Tennessee 37116

WARRANTY DEED

Address new owner as:	Send tax bills to:	Map-Parcel
Sue Buchanan	Lovell & Malone, Inc.	43-6-283
553 Singer Drive	Parkway Towers	
Madison, TN. 37115	Nashville, TN. 37219	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, which includes the assumption by Sue Buchanan of that debt made by Dorothy J. Buchanan which is secured by a deed of trust on the property hereinafter described and which is of record in the Register's Office for Davidson County, Tennessee, I, Dorothy J. Buchanan, unmarried, have this day bargained and sold, and do hereby transfer and convey to the said Sue Buchanan, unmarried, her heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

> Being Lot No. 164 on the plan of Madison Park, Section 7, of record in Book 4300, page 84, Register's Office for said County, described as follows:
> Said Lot No. 164 fronts 73.90 feet on the northerly side of Singer Drive and extends back 136.1 feet on its easterly line and 138.2 feet on its westerly line to a dead line in the rear on which it measures 58.9 feet.
> Being the same property conveyed to Dorothy J. Buchanan by deed from John Riadon Homes, Inc., of record in Book 4547, page 958, Register's Office for Davidson County, Tennessee.

This is improved property known as 553 Singer Drive, Madison, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Sue Buchanan, her heirs and assigns, forever.

And I, Dorothy J. Buchanan do covenant with the said Sue Buchanan that I am lawfully seized and possessed of said land in fee simple; that I have a good right to convey it, and that the same is unencumbered, except as set out above.

And I, Dorothy J. Buchanan do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Sue Buchanan, her heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this 19th day of April, 1986.

Dorothy J. Buchanan

Dorothy J. Buchanan

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, Dorothy J. Buchanan, 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 for the purposes therein contained.

Witness my hand, at office, this 19th day of April, 1986.

NOTARY PUBLIC

My commission expires:
July 18, 1987

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $30,000.00.

Dee Buchanan
AFFIANT

Subscribed and sworn to before me, this 19th day of April, 1986.

NOTARY PUBLIC

My commission expires:
July 18, 1987

IDENTIFICATION REFERENCE

94047

APR 23 1 33 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

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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

30000.00- CAMT.
78.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 84.50-
6147A04/23/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94047

IDENTIF. REFERENCE

APR 23 1 33 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 240164