Prepared By:
[illegible] ROBERT

[illegible], Herbert & Crawford
[illegible] Floor, L & C Tower
[illegible], Tennessee 37219

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
To be Assigned	J.David Buffington	J.David Buffington 4400 Glendale Square Nashville, TN 37204
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. BOOK 6841 PAGE 700
		PROPERTY IS ☐ IMPROVED ☒ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

RUTH ELIZABETH HIGGS and husband, WILLIAM A. HIGGS

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto J. DAVID BUFFINGTON and wife, MARSHA O. BUFFINGTON

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 2 on the Plan of the Resubdivision of Part of Lot 14 and part of Lot 15 of The Oak Hill Subdivision No. 1, as of record in Book 6200, page 430, described as follows:

Said Lot No. 2 fronts 235.56 feet on north side of Alder Drive and runs back between parallel lines 171.25 feet on the west side and 193.02 feet on the east side to a broken rear line.

Being part of the same property willed to Ruth Elizabeth Higgs by Last Will and Testament of Fannie Burchett as of record in Will Book 150, page 94, County Court Clerk's Office for Davdison County, Tennessee. Said property being willed in part and deeded in part in instruments of record in Will Book 117, page 717, County Court Clerk's Office for Davidson County, Tennessee and Book 3529, page 287, Book 1151 page 148 and Book 1151, page 149, all in the Register's Office for said County.

William A. Higgs joins in this instrument for the purpose of conveying any and all right, title and interest he may have in and to the above described property.

Ruth Elizabeth Higgs and Ruth B. Higgs being the one and same person.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except 1986 taxes which are a lien but not yet due and payable.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors 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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 28th day of April, 19 86

William A. Higgs

Ruth Elizabeth Higgs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6841 PAGE 701

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Ruth Elizabeth Higgs and husband, William A. Higgs the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, Tennessee, this, the 28th day of April, 1986.

Notary Public

My commission expires: 7-9-89

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ 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 $ 50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April, 1986.

MY COMMISSION EXPIRES: 7-9-89 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM

RUTH ELIZABETH HIGGS and husband, WILLIAM A. HIGGS

TO

J. DAVID BUFFINGTON AND WIFE, MARSHA O. BUFFINGTON

95781

IDENTIFICATION REFERENCE

APR 29 1 45 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Ref 36

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

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

RECEIVED OF _____

FOR _____

BOOK 6841 PAGE 702

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
			50000.00- CAMT.	
			130.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	136.50-
8141 A04/29/86 BAL				.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95781

IDENTIFICATION REFERENCE

APR 29 1 45 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 242106