BOOK 7102 PAGE 476

mail

This Instrument Prepared By:
MITCHELL A. WATTS
Watts & Underwood
Suite 150 2000 Richard Jones Rd.
Nashville, Tennessee 37215

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ben A. Allen (NAME)	Cameron-Brown (NAME)	MAP 083-09
1113 Ordway Place (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 18109 (STREET ADDRESS)	PARCEL 012
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Raleigh, NC 27619 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of FIFTY THOUSAND SIX HUNDRED AND 47/100---------- *Dollars,*

Elizabeth J. Buchan, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said Ben A. Allen, unmarried

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING Lot No. 5 and the easterly 11.00 feet of Lot No. 4 of Block "B" on the plan of Wakefield-Smith Company's Subdivision of Lots Nos. 55 and 56 in F.O. Beasley's Addition as of record in Book 843, page 19, Register's Office for Davidson County, Tennessee.

SAID Lot No. 5 and the easterly 11.00 feet of Lot No. 4 front together 52.00 feet on the northerly side of Ordway Place and run back between parallel lines 178.00 feet to a dead line.

BEING the same property conveyed to Elizabeth J. Buchan, unmarried by deed from James K. Green and wife, Linda K. Green and Robert A. Green, and wife, Judy Eileen Green of record in Book 6998, page 56, Register's Office for Davidson County, Tennessee.

Grantee herein assumes and convenants to perform all the terms and conditions of the obligations set forth in that certain promissory note executed by Elizabeth J. Buchan and delivered to Cameron-Brown Company in the amount of FIFTY THOUSAND ONE HUNDRED FIFTY AND 00/100 DOLLARS ($50,150.00) dated 9/30/86 and that certain Deed of Trust, securing said promissory note of even date therewith, upon the property conveyed in the deed, which Deed of Trust is recorded in Book 6998, page 59, in the Davidson County Register of Deeds Office, including, but not limited to, the obligation to repay the debt.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 50,600.47

Subscribed and sworn to before me this the 31st *day of* December, *19* 86

My commission expires: March 11, 1990 *(Affix Seal)*

Affiant

Notary Public

This is unimproved ( ) improved (XX) *property, known as* 1113 Ordway Place, Nashville, TN 37206
(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 31st *day of* December, *19* 86, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Elizabeth J. Buchan

Elizabeth J. Buchan

BOOK 7102 PAGE 477

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Mitchell A. Watts, *a Notary Public in and for said County and State* Elizabeth J. Buchan, unmarried

the within named bargainor her, *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 and official seal at Nashville, *Tennessee, this* 31st *day of* December, *19* 86.

Mitchell A. Watts
Notary Public

Commission expires March 11, 1990

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 _____

JAN 9 11 44 AM '87
FELIX Z. MILLSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

82123

WARRANTY DEED

FROM

Elizabeth J. Buchan, unmarried

TO

Ben A. Allen, unmarried

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

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

RECEIVED OF _____

FOR _____

BOOK 7102 PAGE 478

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

5068.47- CAMT.
141.63 CSTAX
.50 PREE
6.00 WDE
CHECK 148.13-
7309101/29/87 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

82123

IDENTIFICATION REFERENCE

JAN 9 11 41 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 32961