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MAP; 41
PARCEL: 48

This Instrument Prepared
from Information Furnished
by the Parties by:
JOHN C. KERSEY, Attorney
P.O. Box 836
Smyrna, Tennessee 37167

SEND TAX BILLS TO:

NAME: James L. Buchanan, Sr. and wife,
Beatrice Buchanan

ADDRESS: 195 Jefferson Pike
Lavergne, TN 37086

NAME AND ADDRESS OF NEW OWNER:
Same

RUSH

FEB 6 8 10 AM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

91052

STATE OF TENNESSEE)
)
RUTHERFORD COUNTY)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO THOUSAND AND NO/100 ($2,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged:

We the undersigned, STEPHEN BOMBICK and wife, SARAH BOMBICK, have bargained and sold and do hereby transfer and convey unto JAMES L. BUCHANAN, SR., and wife, BEATRICE BUCHANAN, their heirs and assigns, forever, that certain parcel of real estate situated in the 10th Civil District of Davidson County, State of Tennessee, and being described as follows, to-wit:

> BEGINNING at the southeast corner of the property conveyed to Edward L. Buchanan and wife, of record in Book 2903, page 493, Register's Office for said County; thence with Buchanan's easterly line N 43° 45' E 125 feet; thence N 8° 30' E 45 feet to the southwest corner of the Mrs. F. G. Buchanan property; thence with her southerly line S 68° E 290 feet; thence S 1° 30' W 470 feet more or less to the southeast corner of another tract shown as the Mrs. F. G. Buchanan property; thence with the northeasterly line of said property N 39° W 550 feet more or less to the beginning. Together with a 12 foot right-of-way as shown on said survey across the Mrs. F. G. Buchanan property to the north.
>
> This conveyance is made subject to a 12 foot right-of-way along the westerly line of the above-described property as shown on the above-mentioned survey.
>
> Being the same property conveyed to the Grantors by deeds of record in Book 4387, page 101 and Book 3253, page 167 of the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title and interest thereto belonging, unto the said Grantees, their heirs and assigns, forever.

We covenant with the said Grantees that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same; and that it is unencumbered. Property taxes for the current year will be assumed by the Grantees.

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

Possession of the within described property will be given to the Grantees herein with Deed.

WITNESS OUR HANDS, this 26 day of January, 1987.

Stephen Bombick
STEPHEN BOMBICK

Sarah Bombick
SARAH BOMBICK

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STATE OF PENNSYLVANIA)
)
COUNTY OF Luzerne)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within-named STEPHEN BOMBICK and wife, SARAH BOMBICK the bargainors with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence to be the persons named); and who acknowledged that they executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND and official seal in Shavertown, Pennsylvania, this 26 day of January, 1987.

Barbara T. Evans
Notary Public

BARBARA T. EVANS, Notary Public
Kingston Twp., Luzerne County, Pa.
My Commission Expires: My Commission Expires March 15, 1990

STATE OF PENNSYLVANIA)
)
COUNTY OF Luzerne)

I hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $2,000.00, which amount is equal to or greater than the amount which the property transferred would commend at a fair and voluntary sale.

Sarah Bombick
Affiant

SUBSCRIBED AND SWORN TO BEFORE me this 26 day of January, 1987.

Barbara T. Evans
Notary Public

BARBARA T. EVANS, Notary Public
Kingston Twp., Luzerne County, Pa.
My Commission Expires: My Commission Expires March 15, 1990

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

2000.00- CAMT.
5.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 12.10-
740|A02/06/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

91052

IDENTIFICATION REFERENCE

FEB 6 8 10 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.42830