This instrument prepared by:
BARNETT & ALAGIA
One Nashville Place
Suite 1810
150 Fourth Avenue North
P.O. Box 2509
Nashville, TN 37219

Address New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.
Robert Hanusovsky and wife, Jennifer Hanusovsky 2308 Tyne Boulevard Nashville, TN 37215	Same	Map 144-4 Parcel 13

WARRANTY DEED

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $159,900.00.

Affiant

Subscribed and sworn to before me, this the 27 day of March, 1987.

Notary Public

My Commission Expires: 11/12/90

0 9 9 6 9

IDENTIFICATION REFERENCE

APR 1 9 54 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

For and in consideration of the sum of One Dollar ($1.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which is hereby expressly acknowledged, we, ANN BUCHANAN, Administratrix of the estates of William P. Jackson and Eugene W. Buchanan, ROBERT EWELL JACKSON, JAMES RIDLEY BUCHANAN and RAYMOND EUGENE BUCHANAN, hereinafter referred to as the

Grantors, have bargained and sold, and by these presents do transfer and convey unto ROBERT HANUSOVSKY and wife, JENNIFER HANUSOVSKY, hereinafter referred to as the Grantees, their successors in interest and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 6 of Block "O" on the Plan of Tyne Meade, Section 3, as of record in Book 1424, pages 12, 13, and 14, Register's Office for said County, described as follows:

Beginning on the northerly margin of Tyne Boulevard at the corner of Lots. Nos. 5 and 6; thence with the line between said two lots northwardly 215 feet to the common corner of Lots. Nos. 5, 6, 7, and 8; thence with the line between Lots Nos. 6 and 7 westwardly 200 feet to the eastwardly margin of Everett Drive; thence with said Drive southwardly 195 feet to the beginning of a curve; thence around said curve in a southeasterly direction 31.42 feet to the northerly margin of Tyne Boulevard; thence with said Boulevard eastwardly 180 feet to the beginning.

Being the same real property conveyed to Carl E. Stephens and wife, Margaret B. Stephens, by deed from Clyde D. Smith and wife, of record in Book 1969, Page 497, Register's Office for Davidson County.

Being the same real property conveyed to James H. Jackson, Jr., William Phillips Jackson, and Eugene W. Buchanan and wife, Elizabeth Jackson Buchanan, by deed of record in Book 2992, Page 579, Register's Office for Davidson County.

The said Elizabeth Jackson Buchanan having died intestate in August 1977 and survived by husband, Eugene W. Buchanan, and sons, James Ridley Buchanan and Raymond Eugene Buchanan; the said James H. Jackson, Jr. having died intestate in January 1983 and survived by William Phillips Jackson, Robert Ewell Jackson, and nephews, James Ridley Buchanan and Raymond Eugene Buchanan; the said William Phillips Jackson having died intestate in January 1985 and survived by Robert Ewell Jackson and nephews, James Ridley Buchanan and Raymond Eugene Buchanan; and the said Eugene W. Buchanan having died intestate in October 1986 and survived by sons, James Ridley Buchanan and Raymond Eugene Buchanan.

This conveyance is subject to utility easement, building setback lines and conditions of owner's certificate as shown on

plan in Book 1424, Pages 12, 13, and 14, Register's Office for Davidson County; also, restrictive covenants of record in Book 1489, Page 471, Register's Office for Davidson County.

This is improved property, known as 2308 Tyne Boulevard, Nashville, Davidson County, Tennessee.

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 successors in interest and assigns forever, and we do covenant with the said Grantees that we are seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as hereinabove set forth.

AND we do further covenant and bind ourselves, and our heirs, successors in interest, assigns and personal representatives, to warrant and forever defend the title to the said land to the said Grantees, their successors in interest and assigns, against the lawful claim of all persons whomsoever.

WITNESS our hands this 31 day of March, 1987.

Anne Buchanan
Anne Buchanan, Administratrix of the estates of William Phillips Jackson and Eugene W. Buchanan

Robert Ewell Jackson
Robert Ewell Jackson

James Ridley Buchanan
James Ridley Buchanan

Raymond E. Buchanan
Raymond Eugene Buchanan

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, DAVID T. HOOPER, a Notary Public in and for the aforesaid county, ANNE BUCHANAN, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and to further acknowledge that she is the Administratrix of the estates of WILLIAM PHILLIPS JACKSON and EUGENE W. BUCHANAN, and is authorized to execute this instrument on behalf of those estates.

WITNESS my hand, at office, this 27 day of March, 1987.

David Hooper
Notary Public

My Commission Expires: 11/12/90

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, DAVID T. HOOPER, a Notary Public in and for the aforesaid county, JAMES RIDLEY BUCHANAN, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27 day of March, 1987.

David Hooper
Notary Public

My Commission Expires: 11/12/90

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, DAVID T. HOOPER, a Notary Public in and for the aforesaid county, RAYMOND EUGENE BUCHANAN, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27 day of March, 1987.

David Hooper
Notary Public

My Commission Expires: 11/12/90

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, DAVID T. HOOPER, a Notary Public in and for the aforesaid county, ROBERT EWELL JACKSON, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31 day of March, 1987.

David Hooper
Notary Public

My Commission Expires: 11/12/90

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7187 PAGE 754

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

159[illegible].00 CONT.
447.00 STATE
.50 PRFEE
15.00 WDFEE
TOTAL 462.50-
03/31/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09969

IDENTIFICATION REFERENCE

APR 1 9 54 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 63815