BOOK 7250 PAGE 933

WARRANTY DEED

This instrument was prepared by:
SCHULMAN, LeROY & BENNETT, P. C.
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO.
Buist Thompson 4448 Hydes Ferry Road Nashville, TN 37218	Owner	81-11-447

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 81,000.00.

Buist Thompson
Affiant

Subscribed and sworn to before me this 28th day of May, 1987.

Susan A. Scott
Notary Public

Commission expires: 1/21/90

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, JOHN A. GUPTON, III, ADMINISTRATOR AD LITUM FOR THE ESTATE OF GEORGE (JACK) LOFTIN, JR. a/k/a GEORGE PAYNE LOFTON McCOOL, hereinafter referred to as Grantor, have bargained and sold, and by these presents do transfer and convey unto BUIST THOMPSON, a single person, hereinafter referred to as Grantee, his heirs, successors and assigns, three certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT I: Land in Davidson County, Tennessee, being the northerly 1/2 of Lot No. 189 on the Plan of McGavock, Wetmore and other's Second Addition to Nashville called the Addition to the Town of McGavock, as of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 189 fronts 50 feet on the westerly side of 12th Avenue North formerly Florence Street and runs back between parallel lines, 154 feet to an alley.

TRACT II: Land in Davidson County, Tennessee, being the easterly part of Lot No. one hundred and ninety (190) in McGavock, Wetmore and Others Addition to Nashville, called the Addition to the Town of McGavock, a plan of which is of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the southwesterly corner of Buchanan Street, formerly the Hydes Ferry Pike and 12th Avenue North, formerly Florence Street, thence with the

southerly margin of Buchanan Street westerly 88 feet to John Cato's N.E. corner; thence with said Cato's easterly line southerly to the line between Lots Nos. 189 and 190 on said Plat at a point 77 feet westerly from the westerly margin of 12th Avenue, North, thence with said line easterly 77 feet to the westerly margin of said Avenue, thence with said Avenue northerly 105 feet to the beginning.

TRACT III: Land in Davidson County, Tennessee, being part of Lot No. 190 in D. T. McGavock's Addition to Nashville, the plan of which is Registered in Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 190 begins 88 feet northwestwardly from the southwest corner of Buchanan Street, formerly Hyde's Ferry Turnpike and 12th Ave. formerly Florence Street, and running northwestwardly with Buchanan Street 88 feet to a 16 foot alley; thence southeastwardly with said alley 195 feet to Lot 189 in said Plan; thence northeastwardly with the north line of said named Lot 77 feet to a point, and thence northeastwardly 150 feet to the beginning.

Being a portion of the property vested in George Payne Lofton McCool under the Will of Mary Loftin McCool of record in Will Book 112, page 176, Register's Office for Davidson County, Tennessee, the said George Payne Lofton McCool having since died and an order having been issued by the Probate Court Judge for Davidson County, Tennessee, docket no. 80038 appointing John A. Gupton, III, Administrator Ad Litum for the Estate of George (Jack) Loftin, Jr., with the authority to consummate the sale of the property hereinabove conveyed and to execute any documents necessary to consummate said conveyance, said order filed with the Clerk of the Probate Court for Davidson County, Tennessee on May 8, 1987.

Subject to all matters as shown on the plan of record in Book 21, page 41, Register's Office for Davidson County, Tennessee.

Subject to a lease by and between George P. Lofton (Lessor) and Jerry L. Pool (Lessee) of record in Book 7234, page 225, Register's Office for Davidson County, Tennessee.

This is unimproved/improved property, known as_____, 1201 Buchanan Street, Nashville, 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 Grantee, his heirs, successors and assigns forever, and I do covenant with the said Grantee that I am seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as hereinabove stated and and taxes for the year 1987 which the Grantee herein assumes and agrees to pay.

AND I do further covenant and bind myself, and my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. The Administrator Ad Litum makes the above representations and warranties in his capacity as Adminsitrator Ad Litum only and

assumes no personal liabilities for the representations and warranties herein and relies solely on the title as he took it and conveys said property in accordance with the order of the Probate Court for Davidson County, Tennessee.

WITNESS my hands this 28th day of May, 1987.

John A. Gupton, III
Administrator Ad Litum for the Estate of
George (Jack) Loftin, Jr. a/k/a
George Payne Lofton McCool

STATE OF TENNESSEE)
COUNTY OF)

On this 28th day of May, 1987, before me personally appeared JOHN A. GUPTON, III, ADMINISTRATOR AD LITUM FOR THE ESTATE OF GEORGE (JACK) LOFTIN, JR., a/k/a GEORGE PAYNE LOFTON McCOOL, known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and seal, at office in Nashville TN, this 28th day of May, 1987.

Notary Public

My Commission Expires:
1/21/90

30584

IDENTIFICATION REFERENCE

MAY 20 3 55 PM '87

FELIX Z. HALL, 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

B1000.00- CAMT.
226.80 CSTAX
.50 PRFEE
9.00 MDEED
CHECK 236.30-
2570A05/28/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30584

IDENTIFICATION REFERENCE

MAY 28 3 55 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 87011