This Instrument Prepared By:
W. Lee Corbett & Associates, P.C.
2114 Parkway Towers
Nashville, TN 37219

| NEW OWNER | SEND TAX BILL | MAP-PARCEL NO. |
|---|---|---|
| Paul C. Buff, et ux.<br>Connie A. Buff<br>1520 Chickering Road<br>Nashville, TN 37215 | Same | Map 92-16<br>Parcel Nos.<br>141-10W00545<br>& 140-10W00540 |

## WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Calvin L. Tate (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to Paul C. Buff, et ux. Connie A. Buff (the "Grantees"), their heirs and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

Tract No. 1:

Land in Davidson County, Tennessee, being Lots Nos. 25 and 26 on the Map of John H. Williams' First Subdivision of Blocks 147 and 148 of the Boyd Home Tract, of record in Book 57, Page 154, Register's Office for said County.

Said Lots Nos. 25 and 26 adjoin and front 50 feet each on the northerly side of Broadway, formerly Broad Street, and run back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Harry G. Hemmerly and Calvin L. Tate by deed from Maurice W. Pinson and wife, Karole B. Pinson by deed of record in Book 6985, Page 792, Register's Office for Davidson County, Tennessee, and to Calvin L. Tate by Quitclaim Deed from Harry G. Hemmerly of record in Book 7725, Page 615, Register's Office for Davidson County, Tennessee.

TRACT NO. 2:

Land in Davidson County, Tennessee, being Tract No. 1, being Lot No. 24 on the Plan of John H. Williams' Subdivision of Lots Nos. 147 and 148 of the Boyd Home Tract, as of record in Book 57, Page 154, Register's Office for said County, to which plan reference is made for a more detailed description.

Being the same property conveyed to Harry G. Hemmerly and Calvin L. Tate by deed from Pinson & Associates Insurance Agency, Inc. of record in Book 6985, Page 789, Register's Office for Davidson County, Tennessee, and to Calvin L. Tate by Quitclaim Deed from Harry G. Hemmerly of record in Book 7725, Page 615, Register's Office for Davidson County, Tennessee.

This is improved property located at 1916 to 1920 Broadway, Nashville, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs and assigns, forever. The Grantor covenants with the Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, except as follows:

1. Taxes for the current year, a lien but not yet due and payable.

2. The survey of James D. Wamble, licensed surveyor, dated September 17, 1986, File No. 30-0386 shows:

(a) A water meter on the property with Broadway.

(b) A sign which encroaches onto the boundary line with Broadway.

(c) A sign in the southeast corner (on Lot 140).

(d) Power lines and poles which serve the insured property and adjacent properties.

(e) An encroachment of a power service overhang along the easterly line.

(f) The access to a dumpster and dock in the adjacent property encroaches onto the insured tract on the easterly line.

(g) A 48 inch combination sewer which runs from the westerly line in a northeasterly direction. The surveyor notes that the sewer line is unrecorded and its location is approximate.

(h) A pedestrian walk gate encroaches onto the insured property along the westerly line.

(i) Utilities shown hereon were taken from visible structures in the field and recorded maps. Verification of existence, size, location and depth should be confirmed with the appropriate utility sources.

(j) Easement for 48-inch sewer across premises, shown as Sewer No. 1290A, on the Plan in the office of the City Engineer of the City of Nashville, a plat showing the approximate location thereof, made by Hal R. Swann, Jr., Surveyor, dated July 23, 1966. Tract No. II.

The Grantor further covenants to warrant and forever defend the title to the Property to the Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Teresa L. Tate, wife of Grantor, joins in this conveyance for the purpose of releasing and conveying any interest she may have in the said Property.

WITNESS our hands this 9th day of January, 1989.

Calvin L. Tate

Calvin L. Tate

Teresa L. Tate

Teresa L. Tate

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, Calvin L. Tate, 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 9th day of January, 1989.

Debbie D King
Notary Public

My Commission Expires: 10/9/91

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, Teresa L. Tate, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6 day of January, 1989.

Bonnie J. Lee
Notary Public

My Commission Expires: Nov 12, 1989

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $550,000.00.

Affiant

Sworn to and subscribed before me this 9th day of January, 1989.

Debbie D King
Notary Public

My Commission Expires: 10/9/91

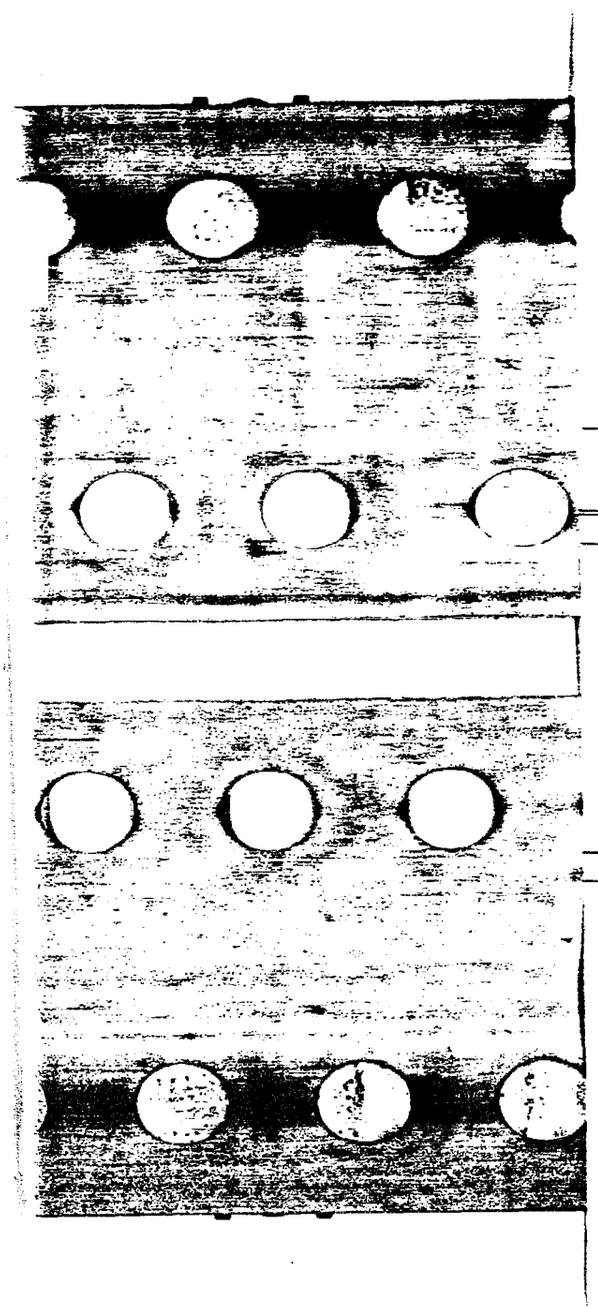
99924

IDENTIFICATION REFERENCE

JAN 9 11 27 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

4407 01/09 0101 03CHECK 1824.50



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

RECEIVED OF _____

FOR _____

BOOK 7747 PAGE 216

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | |

CAMT 550000.00
CON TX 1815.00
PRFEE 0.50
WDEED 9.00
TOTAL 1824.50
CHECK 1824.50

01/09/89 01 11:28 0001 4407

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

99924

IDENTIFI REFERENCE

JAN 9 11 27 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 171085