STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $650,520.00.

Affiant

Subscribed and sworn to before me, this 1 day of November, 1989.

Notary Public

My Commission Expires: 3/27/93

This instrument prepared by:
Gullett, Sanford, Robinson & Martin
230 Fourth Avenue, North
Nashville, TN 37219

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Numbers
Glenn S. Buckspan and wife, Suzanne Y. Buckspan 116 Belle Meade Blvd. Nashville, Tennessee 37205	Metropolitan Federal Savings and Loan Association P. O. Box 995 Nashville, TN 37202	Map 116-6 Parcel 30

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, a part of which is the assumption of a Deed of Trust, dated September 24, 1986, of record in Book 6990, page 875, Register's Office for Davidson County, Tennessee, and the note of even date thereby secured, in the original principal amount of $468,750.00, payable to Metropolitan Federal Savings and Loan Association, the outstanding principal balance of which debt the Grantees herein assume and agree to pay as part payment of the purchase price, **BUDDY R. DUKES and wife, PATSY A. DUKES,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **GLENN S. BUCKSPAN and wife, SUZANNE Y. BUCKSPAN,** hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Allen T. Sullivan Property, as of record in Book 5210, page 256, amended in Book 5592, page 121, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Buddy R. Dukes and wife, Patsy A. Dukes, by deed from Michael Jon Spalding and wife, Miriam W. Spalding, of record in Book 5793, page 631, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1989 Metro taxes, which have been prorated and assumed by the Grantees.

2. The Deed of Trust described hereinabove, of record in Book 6990, page 875, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 5210, page 256, amended in

Book 5592, page 121, Register's Office for Davidson County, Tennessee.

4. Easement for sanitary sewer granted to the City of Belle Meade by instrument of record in Book 5828, page 885, Register's Office for Davidson County, Tennessee.

5. An appurtenant driveway easement over Lot No. 1 to serve Lot No. 2, of record in Book 5598, page 155, Register's Office for Davidson County, Tennessee.

6. Joint Drive Easement of record in Book 5942, page 222, Register's Office for Davidson County, Tennessee.

This is improved property, known as 116 Belle Meade Blvd., Nashville, Tennessee 37205.

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 heirs and assigns, forever; and Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The Grantees join in the execution of this instrument for the purpose of agreeing to the assumption provisions contained herein.

WITNESS our hands this 1st day of November, 1989.

GRANTORS:

Buddy R. Dukes

Patsy A. Dukes

GRANTEES:

Glenn S. Buckspan

Suzanne Y. Buckspan

78491

IDENTIF. REFERENCE

NOV 1 3 54 PM '89

FELIX Z. [illegible]
DAVIDSON [illegible]

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Buddy R. Dukes, 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 1st day of November, 1989.

Mary W. Parks
Notary Public

My Commission Expires: 3/27/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patsy A. Dukes, 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 1st day of November, 1989.

Mary W. Parker
Notary Public

My Commission Expires: 3/27/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Glenn S. Buckspan, 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 1st day of November, 1989.

Mary W. Parker
Notary Public

My Commission Expires: 3/27/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Suzanne Y. Buckspan, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

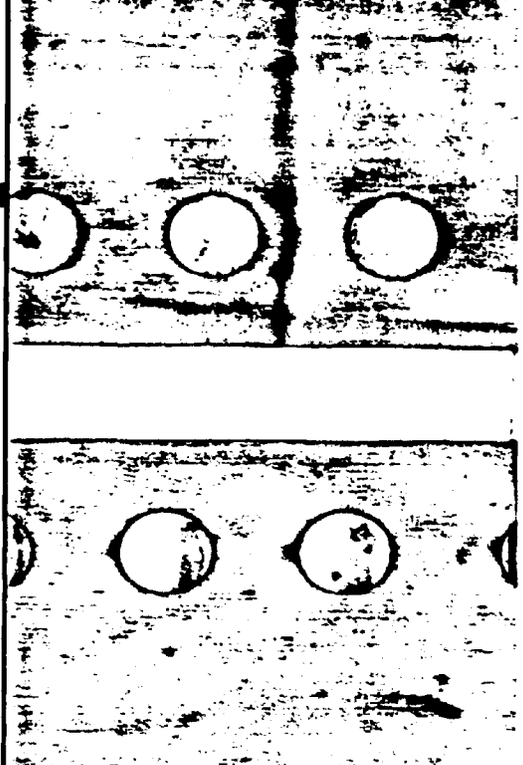
Witness my hand, at office, this 1st day of November, 1989.

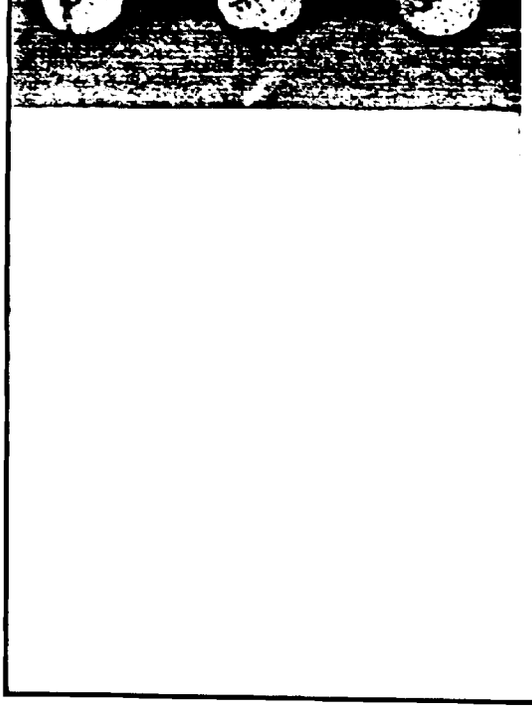
Mary W. Parker
Notary Public

My Commission Expires: 3/27/93

DUKEWD

0227 11/01 0101 03CHECK 2156.65





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

RECEIVED OF _____

FOR _____

BOOK 7973 PAGE 650

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 650520.00
CON TX 2146.65
PRFEE 1.00
MDEED 9.00
TOTAL 2156.65
CHECK 2156.65

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 11 01 89 02 15:55 0001 0227

78491

IDENTIF. TREFERENCE

Nov 1 3 54 PM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 263120