This Instrument Prepared By:
W. Lee Corbett & Associates, P.C.
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

NEW OWNER	SEND TAX BILL	MAP-PARCEL NO.
James K. Christain 2409 21st Avenue South Nashville, TN 37212	Same	105-9-46.00 Field Book 22W-20675

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Albert H. Buckingham and wife Vilia A. Buckingham ("Grantors"), have bargained and sold, and by these presents do transfer and convey to James K. Christain ("Grantee"), his heirs and assigns, certain real estate (the "Property") in Davidson County, Tennessee, as described on the attached Exhibit "A" incorporated herein by reference.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs and assigns, forever.

The Grantors covenant with the Grantee that Grantors are lawfully seized and possessed of the said Property in fee simple; that Grantors have a good right to convey the Property; and that the Property is unencumbered, except as follows:

1. Easement for right-of-way of record in Book 3642, Page 60, Register's Office for Davidson County, Tennessee.

The Grantors further covenant to warrant and forever defend the title to the Property to the Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have executed this Warranty Deed this 8th day of November, 1989.

Albert H. Buckingham

Vilia A. Buckingham

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IDENTIF. TREFERENCE

Nov 8 3 57 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

RUSH

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, Albert H. Buckingham, 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 8 day of November, 1989.

Notary Public

My Commission Expires: 5-8-91

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, Vilia A. Buckingham, 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 8 day of November, 1989.

Notary Public

My Commission Expires: 5-8-91

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $145,000.00.

Affiant

Sworn to and subscribed before me this 8TH day of NOVEMBER, 1989.

Notary Public

My Commission Expires: 5-8-91

EXHIBIT "A"

LEGAL DESCRIPTION

BEGINNING at an iron pin at the point of intersection of the northerly right-of-way line of Acklen Avenue with the westerly right-of-way line of 12th Avenue Souty, thence north 83 deg. 30' west along the northerly right-of-way line of Acklen Avenue 155 feet to an iron pin; thence north 7 deg. 48' west 95 feet to an iron pin; thence north 83 deg. 27' east 150 feet to an iron pin on the westerly right-of-way line of 12th Avenue South; thence south 7 deg. 54' east along the westerly right-of-way line of 12th Avenue South 130 feet to the point of beginning.

LESS AND EXCEPT, that part of the above described property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, a Municipal Corporation by instrument dated October 3rd, 1963, and being more fully described as follows:

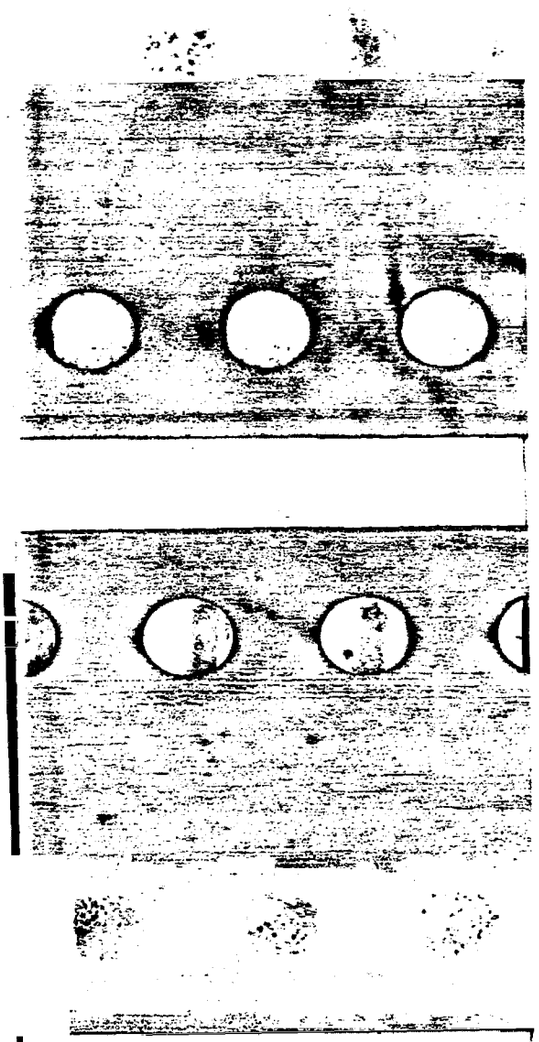
BEGINNING at the point of intersection of the western margin of 12th Avenue South with the northern margin of Acklen Avenue, being the same as the southeast corner of Lot No. 46 in the Belmont Land Company's Subdivision Book 31, page 87, R.O.D.C. Thence running in a westwardly direction with the northern margin of Acklen Avenue ten and no one-hundredths (10.00) feet to a point in the northern margin of Acklen Avenue; thence running in a northeasterly direction twelve and twenty-seven one-hundredths (12.27) feet to a point of the western margin of 12th Avenue South; thence in a southerly direction with the western margin of 12th Avenue South ten and no one-hundredths (10.00) to the northern margin of Acklen Avenue the point of beginning, having an area of 48.46 square feet, and also

LESS AND EXCEPT, that part of the above described property conveyed to The Nashville Housing Authority of Order Sustaining Condemnation Petition and Final Decree, Rule No. B-159, Third Circuit Court, Davidson County, Tennessee, dated May 19, 1969, and being more particularly described as follows:

BEGINNING at a point, said point being located on the north east corner of the intersection of Acklen Avenue and 12th Avenue South; thence along the northerly margin of Acklen Avenue in a westerly direction a distance of 20 feet, more or less, to a point; thence along a curve defined by a radius of 25 feet, in a northeasterly direction a distance of 49 feet, more or less, to a point; thence along a line in a northerly direction a distance of 25 feet, more or less, to a point located on the westerly margin of 12th Avenue South; thence along said margin in a southerly direction a distance of 46 feet, more or less; thence along a line in a southwesterly direction a distance of 12 feet, more or less, to the point of beginning.

BEING the same property conveyed to Albert H. Buckingham and wife, Villa A. Buckingham by deed from Gulf Oil Corporation, a Pennsylvania corporation of record in Book 5704, page 760, Register's Office for Davidson County, Tennessee.

2584 11/08 0101 03CHECK 488.50



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

RECEIVED OF _____

FOR _____

BOOK 7979 PAGE 764

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	145000.00
CON TX	478.50
PRFEE	1.00
WDEED	9.00
TOTAL	488.50
CHECK	488.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/08/89 01 15:57 0001 2584

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IDENTIF. REFERENCE

NOV 8 3 57 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 265446