FILE IN BOX #14
MAP 083-14
PARCEL 259
FB#: 23W-04685

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $40,000.00 .

James L. Buchanan Jr.
Affiant

Subscribed and sworn to before me this the 29th day of January, 1990.

My Commission Expires: 11/10/91

Notary Public

THIS INSTRUMENT PREPARED BY:
PETER WEISS, ATTORNEY, 424 Church Street, 13th Floor, Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: [MORTGAGEE: JORDAN
JAMES L. BUCHANAN, JR.	"New Owner" COOK STEPHENS]
(Name)	(Name)
1706 LILLIAN STREET	
(Street Address)	(Street Address)
NASHVILLE TN 37206	
(City) (State) (Zip Code)	(City) (State) (Zip Code)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee(s)", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, JORDAN COOK STEPHENS, a single man , hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto JAMES L. BUCHANAN, JR. , hereinafter called the "Grantee", his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 73 on the Plan of the Edgefield Land Company's First Subdivision, as of record in Book 547, Page 130, Register's Office for Davidson County, Tennessee.

SAID Lot No. 73 fronts 40 feet on the southerly side of Lillian Street and runs back between parallel lines, along the East margin of an alley, 150 feet to another alley in the rear.

BEING the same property conveyed to Jordan Cook Stephens, a single man, by Deed from Donald Cline and wife, Dixie Cline, of record in Book 7378, Page 674, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been assumed by the Grantee herein.

THIS is improved property, known as 1706 Lillian Street, Nashville, Tennessee 37206 .

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns forever; and Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs and/or assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused his name to be affixed hereto on this 29th day of January, 1990.

JORDAN COOK STEPHENS

STATE OF TENNESSEE)
Davidson County)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named JORDAN COOK STEPHENS, a single man, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of January, 1990.

My Commission Expires: 11/10/91

Notary Public

0U245

IDENTIF. REFERENCE

Jan 30 [illegible]

WARRANTY DEED

From

JORDAN COOK STEPHENS,
a single man

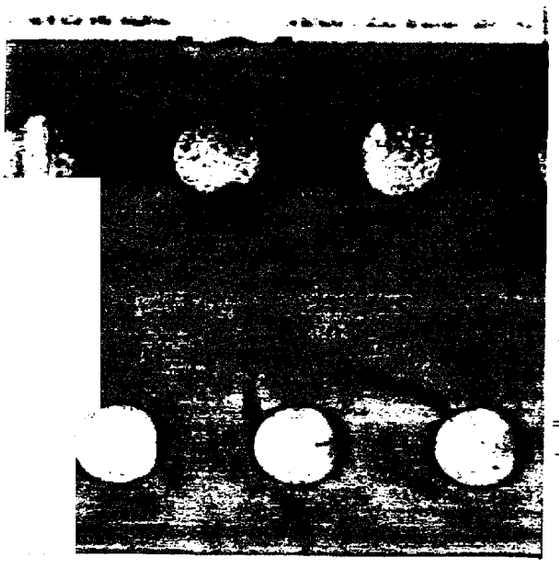
To

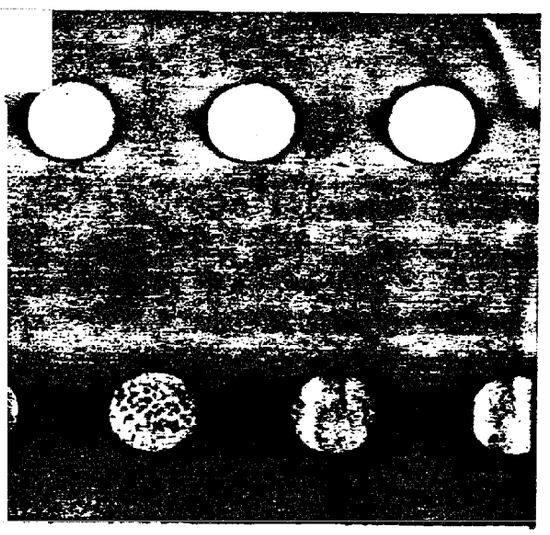
JAMES L. BUCHANAN, JR.

Address

1706 Lillian Street
Nashville, TN 37206
[File #6229]

THIS INSTRUMENT PREPARED BY:
DENNEY, LACKEY & CHERNAU
424 Church Street, 13th Floor
Nashville, Tennessee 37219





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

RECEIVED OF _____

FOR _____

BOOK 8035 PAGE 609

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 40000.00	
			CON TX 132.00	
			PRFEE 1.00	
			WDEED 6.00	
			TOTAL 139.00	
			CHECK 139.00	
01/30/90	01		14:58 0001 7650	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0U245

IDENTIF. TREFERENCE

JAN 30 3 01 PM '90

DAVIDSON COUNTY TN.

No. 288706