WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 8078 PAGE 826

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DAVID W. BUCHANAN (NAME)	BAILEY MORTGAGE COMPANY (NAME)	Map 95-12
2757 Airwood Drive (STREET ADDRESS OR ROUTE NUMBER)	200 South Lamar (STREET ADDRESS)	Parcel 167
Nashville, Tennessee 37214 (CITY) (STATE) (P. O. ZIP)	Jackson, Mississippi 39215-1389 (CITY) (STATE) (ZIP)	FB# 3DZ86220

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

J. MARVIN HOPPER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID W. BUCHANAN AND WIFE, NICOLE S. BUCHANAN

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Phase One Lakeland - Section II, as of record in Plat Book 6250, page 983, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to J. Marvin Hopper by Quitclaim deed from Land Management & Development Company of record in Book 7034, Page 80, re-recorded in Book 7693, page 504, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1990 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 7397, page 831; (3) Easements of record in Book 4754, page 522 & in Book 4925, page 65; and (4) All matters appearing on the Plan of record in Plat Book 6250, page 983, said Register's Office.

This is not now, nor has it ever been the principal residence of the Grantor herein.

15522

IDENTIF. REFERENCE

APR 3 8 57 AM '90

DAVIDSON COUNTY

unimproved ( )
This is improved(XX) property, known as 2757 Airwood Drive, Nashville, Tennessee 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 30th day of March, 19 90

J. Marvin Hopper

J. MARVIN HOPPER

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STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. MARVIN HOPPER 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 30th day of March, 19 90.

My commission expires 3/11/91 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March, 19 90.

MY COMMISSION EXPIRES: 3/11/91
(AFFIX SEAL)

Notary Public

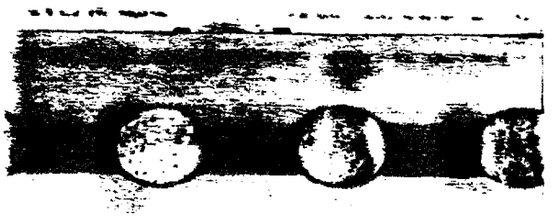
WARRANTY DEED

FROM J. MARVIN HOPPER

TO DAVID W. BUCHANAN AND WIFE, NICOLE S. BUCHANAN

1253 04/03 0101 DEDHEX 229.75

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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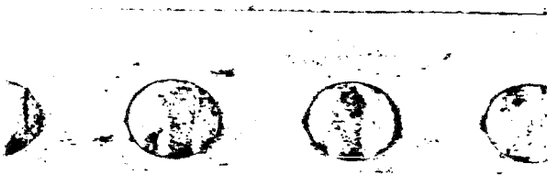
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 67500.00
CON TX 222.75
PRFEE 1.00
WDEED 6.00
TOTAL 229.75
CHECK 229.75

04/03/90 01 08:55 0001 7253

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK





115522

IDENTIF. REFERENCE

APR 3 8 57 AM '90

DAVIDSON COUNTY

No. 306414