This instrument prepared by
BLACKBURN, LITTLE, SMITH & SLOBEY
First American Center, Suite 1275
Nashville, TN 37238

Address New Owners as follows:	Send Tax Bills to:	Map-Parcel No.
John David Buffington and wife, Marsha Owens Buffington, Robert Daniel Rucker and wife, Amy Owens Rucker 113-119 3d Avenue South Nashville, TN 37201	Same	93-06-4 30

Mail

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) cash, in hand paid, the receipt and sufficiency of which is hereby acknowledged, James L. Warren, George J. Warren, William C. Warren, Martha W. Gaines, and Imogene H. Warren, hereinafter called the "Grantors", have this day bargained and sold, and by these presents do transfer and convey unto John David Buffington, Marsha Owens Buffington, Robert Daniel Rucker, and Amy Owens Rucker, each to have an undivided one-fourth (1/4) interest, hereinafter called the "Grantees", their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of lots Nos. 11 and 12 on the First plan of Davidson Academy Lots, not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, June 13, 1945, as follows:

Beginning at a point on the westerly margin of Third Avenue South at the southeast corner of the property owned by Kuhn Brothers Company on Third Avenue South, as of record in Book No. 577, page 22, said Register's Office; thence with Kuhn's south line westwardly 106 feet 6 inches; thence southwardly 25 feet; thence westwardly 24 feet 10 inches to the westerly margin of a 12 foot 7 inch wide right-of-way; thence with the west line of said right-of-way 103 feet 3 inches to a point; thence eastwardly 24 feet 10 inches to the southwest corner of a building now occupied by the Tennessee Machinery Company; thence northwardly 48 feet 9-1/2 inches to the northwest corner of the last mentioned building; thence eastwardly 106 feet 6 inches to the westerly margin of Third Avenue South; thence with the westerly margin of said Avenue northwardly 78 feet 4 inches to the point of beginning and being the same property conveyed to Mrs. Ruby McDermont Whitmore, by deed of record in book No. 649, page 494, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to S. S. Warren and wife, Daisy Warren, from Joe Whitmore and wife, Mrs. Ruby McDermont Whitmore, by deed of record at Book 1324, page 127, Register's Office of Davidson County, Tennessee. The said S. S. Warren has since died on February 5, 1972; and the said Daisy Warren has since died on November 16, 1989, with her right, title and interest in the real estate having passed to the Grantors pursuant to her Last Will and Testament, filed in Probate Book 16, page 125, Clerk & Master's Office of Sumner County, Tennessee.

This is improved property, known as 113-119 3d Avenue South, Nashville, Tennessee 37201.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, personal representatives, successors and assigns, forever. Grantors covenant that they are lawfully

seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

Grantors further covenant and bind themselves, their successors and assigns, to warrant forever defend the title to said real estate to said Grantees, their heirs, personal representatives, successors and assigns, against the lawful claims of all persons.

Grantors are joined by their respective spouses for the purpose of conveying any interest any such spouse might have or claim to have in the real estate being conveyed. Grantor, Imogene H. Warren, is a single widowed woman.

IN WITNESS WHEREOF, the parties have executed this instrument as of the 4th day of June, 1990.

GRANTORS:

James L. Warren

James L. Warren

Martha W. Gaines

Martha W. Gaines

Nancy Simmons Warren

Nancy Simmons Warren

Walter Clay Gaines

Walter Clay Gaines

George J. Warren

George J. Warren

Imogene H. Warren

Imogene H. Warren

Dorothy Swift Warren

Dorothy Swift Warren

William C. Warren

William C. Warren

Norma Jean Warren

Norma Jean Warren

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, James L. Elliott, a Notary Public in and for the aforesaid county, James L. Warren, 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 in Nashville, Tennessee this 4th day of June, 1990.

James L. Elliott, Jr.

Notary Public

My Commission Expires: Jan. 11, 1992

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, James L. Elliott, Jr., a Notary Public in and for the aforesaid county, Nancy Simmons Warren, 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 in Nashville, Tennessee this 27th day of June, 1990.

James L. Elliott, Jr.
Notary Public

My Commission Expires: Jan. 11, 1992

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, James L. Elliott, Jr., a Notary Public in and for the aforesaid county, Martha W. Gaines, 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 in Nashville, Tennessee this 27th day of June, 1990.

James L. Elliott, Jr.
Notary Public

My Commission Expires: Jan 11 1992

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, James L. Elliott, Jr., a Notary Public in and for the aforesaid county, Walter Clay Gaines, 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 in Nashville, Tennessee this 27th day of June, 1990.

James L. Elliott, Jr.
Notary Public

My Commission Expires: Jan 11, 1992

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, James L. Elliott Jr., a Notary Public in and for the aforesaid county, George J. Warren, 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 in Nashville, Tennessee this 1st day of June, 1990.

James L. Elliott Jr.
Notary Public

My Commission Expires: Jan. 11. 1992

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, James L. Elliott Jr., a Notary Public in and for the aforesaid county, Dorothy Swift Warren, 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 in Nashville, Tennessee this 1st day of June, 1990.

James L. Elliott
Notary Public

My Commission Expires: Jan. 11. 1992

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, James L. Elliott, Jr., a Notary Public in and for the aforesaid county, William C. Warren, 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 in Nashville, Tennessee this 1st day of June, 1990.

James L. Elliott Jr.
Notary Public

My Commission Expires: Jan. 11. 1992

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, James L. Elliott, Sr., a Notary Public in and for the aforesaid county, Norma Jean Warren, 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 in Nashville, Tennessee this 4th day of June, 1990.

James L. Elliott, Sr.
Notary Public

My Commission Expires: Jan 11, 1992

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, James L. Elliott, Sr., a Notary Public in and for the aforesaid county, Imogene H. Warren, 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 in Nashville, Tennessee this 4th day of June, 1990.

James L. Elliott, Sr.
Notary Public

My Commission Expires: Jan 11, 1992

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 375,000.00.

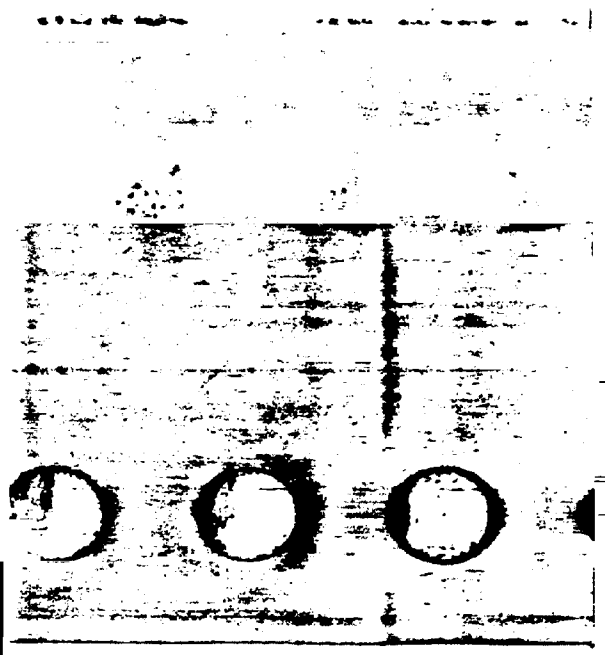
John David Buffington
Affiant

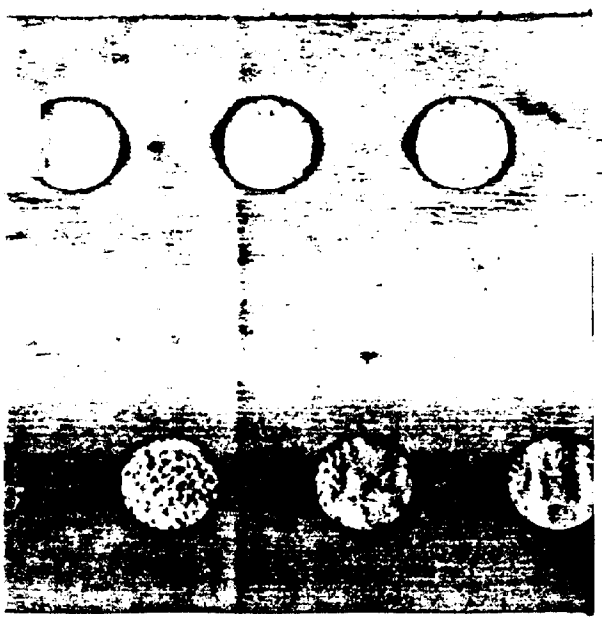
Subscribed and sworn to before me, this the 5 day of June, 1990.

David Hopper
Notary Public

My Commission Expires: 11/12/90

3111.91 \1315
IDENTIFICATION REFERENCE
JUN 5 2 37 PM '90
DAVIDSON COUNTY, TN
7265 06/05 0101 03 CHECK 1253.50





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

RECEIVED OF _____

FOR _____

BOOK 8123 PAGE 786

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 375000.00
CON TX 1237.50
PRFEE 1.00
WDEED 15.00
TOTAL 1253.50
CHECK 1253.50

06/05/90 01 14:37 0001 7265

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3111.91

IDENTIFIT REFERENCE

JUN 5 2 37 PM '90

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

No. 324954