FORM NO. WD-1

BOOK 8280 PAGE 626

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 31,000.00

Thomas E Lejsek
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF January, 1991

Cynthia F. Medlin
Notary Public

MY COMMISSION EXPIRES: 3-27-93
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
T. Larry Edmondson, 2nd Floor, 808 Broadway, Nashville, TN 37203
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Thomas E. Lejsek (NAME)	Same (NAME)	083-14
1805 Russell St. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	074
Nashville TN. 37206 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, WE, J.H. Buchanan and wife, Nellie Harding Gower Buchanan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas E. Lejsek

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

Being Lot No. 88 in Block "E" on the Plan of the Subdivision of the Priest Home Place, as of record in Book 161, page 102, Register's Office, Davidson County, Tennessee.

Said Lot No. 88 fronts 50 feet on the northerly side of Russell Street and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to J. H. Buchanan and wife, Nellie Harding Gower Buchanan by quitclaim deed from Nellie Harding Gower Buchanan of record in Book 4994, page 913, Register's Office for Davidson County, Tennessee.

88139

IDENTIF. REFERENCE

JAN 24 9 53 AM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

MAIL TAX

unimproved ( ) This is improved (X) property, known as 1805 Russell Street (House Number) (Street) Nashville (P.O. Address) (City or Town) 37206 (Postal Zip)

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 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 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.

Witness 14th hand S this 14th day of January, 1991

J.H. Buchanan by Nellie Harding Buchanan Power of Atty
J.H. BUCHANAN by NELLIE HARDING GOWER BUCHANAN - Attorney

NELLIE HARDING GOWER BUCHANAN
Nellie Harding Gower Buchanan

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STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, Cynthia F. Medlin, a Notary Public in and for said County and State, the within named ~~J. H. Buchanan~~ Nellie Harding Gower Buchanan

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of January, 1991.

Commission Expires 3-27-93

Cynthia F. Medlin Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

J.H. Buchanan and wife,

Nellie Harding GOwer Buchanan

TO

Thomas E. Lejsek

ATTORNEYS TITLE™ A Minnesota Title Company

SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

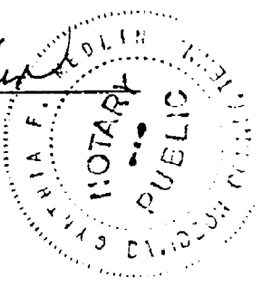
STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 8280 PAGE 628

On this 14th day of January, 1991, before me personally appeared Nelie Harding Gower Buchanan, to me known to be the person who executed the foregoing in behalf of J.H. Buchanan, and acknowledged that she executed the same as the free act and deed of said J.H. Buchanan.

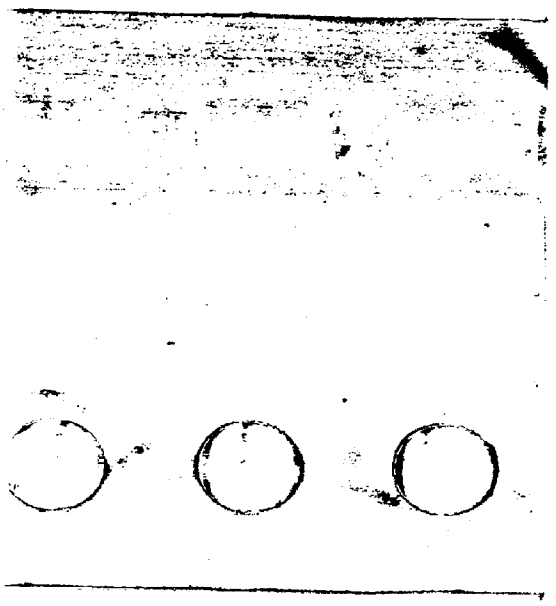
Witness my hand and official seal at office in Nashville, Tennessee, this 14th day of January, 1991.

Cynthia F. Medley
NOTARY PUBLIC



MY COMMISSION EXPIRES: 3-27-93

7365 T 24 2401 03CHECK 112.30



OFFICIAL RECEIPT

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

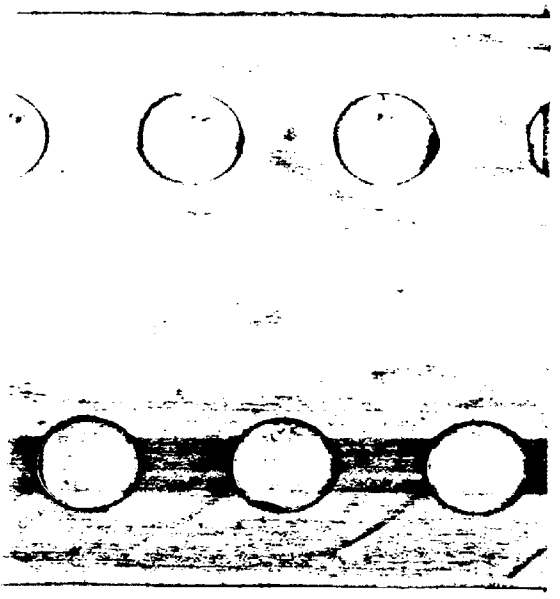
RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO 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	31000.00
CON TX	102.30
PRFEE	1.00
WDEED	9.00
TOTAL	112.30
CHECK	112.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 51 0001 7866

88139

IDENTIF. REFERENCE

JAN 24 9 53 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 391701