FILE BOX 29

BOOK 8443 PAGE 1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,805.95

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th DAY OF September 19 91.

Notary Public Angela Robertson

MY COMMISSION EXPIRES: January 22, 1995

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 51 Century Blvd., # 110 Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Michael R. Merzbacher (NAME)	Chemical Mortgage Co. (NAME)	MAP 95-7
319 Blue Hills Drive (STREET ADDRESS OR ROUTE NUMBER)	101 East Town Street (STREET ADDRESS)	PARCEL 93
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Columbus, OH 43215 (CITY) (STATE) (ZIP)	3DZ-05495

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, John R. Buchanan and wife, Kathryn K. Buchanan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael R. Merzbacher and wife, Martha H. Merzbacher

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. 55 on the Plan of Merry Oaks, of record in Plat Book 1835, page 67 & 68, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to John R. Buchanan and wife, Kathryn K. Buchanan by deed from Suzanne Hutton Douglass, an unmarried person, filed of record in Book 7036, page 767, Register's Office for Davidson County, Tennessee.

IT IS UNDERSTOOD AND AGREED that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 7036, page 770, of the Register's Office for Davidson County, Tennessee, which the grantee(s) herein hereby assume(s) and agree(s) to pay.

This conveyance is subject to any and all existing easement, restrictions and building setback lines of record.

47073

SEP 16 10 00 AM '91

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING ON THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

This is improved (X) unimproved ( ) property, known as 319 Blue Hills Drive, Nashville, TN 37214
(House Number) (Street) (P. O. Address) (City or Town) (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 our hand S this 10th day of September, 19 91

John R. Buchanan by Virginia Blais Atty-in-Fact

Kathryn K. Buchanan by Virginia Blais, Atty-in-Fact

STATE OF TENNESSEE
County of Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named John R. Buchanan and wife, Kathryn K. Buchanan

the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. (or proved to me on the basis of satisfactory evidence) Witness my hand and official seal at Nashville, Tennessee, this 10th day of September 19 91

Commission expires March 25, 1995

Ollie Mai Parsley Notary Public

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted* and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

*(or proved to me on the basis of satisfactory evidence)

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

My commission expires _____

_____ Notary Public

BOOK 8443 PAGE 2

WARRANTY DEED

FROM
John R. Buchanan and wife, Kathryn K. Buchanan

TO
Michael R. Merzbacher and wife, Martha H. Merzbacher

1047 09/16 0101 03CHECK 313.36

Return to:
PRIORITY ESCROW SERVICES INC.
51 Century Boulevard
Suite 110
Nashville, TN 37214

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Virginia Blair, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of John R. Buchanan and wife, Kathryn K. Buchanan and acknowledged that she executed the same as the free act and deed of the said John R. Buchanan and wife, Kathryn K. Buchanan.

Witness my hand and official seal at Nashville, TN, the the 10th day of September 1991.

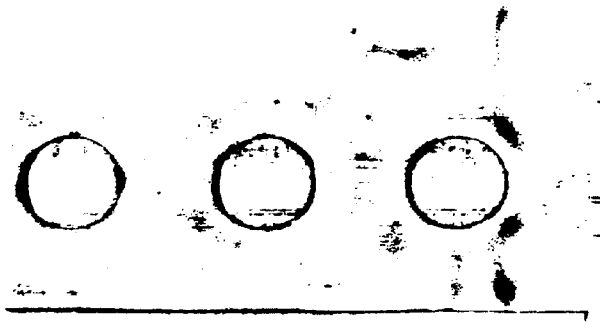
My Commission expires:

January 22, 1995

Angela Robertson Notary Public

NOTARY PUBLIC





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

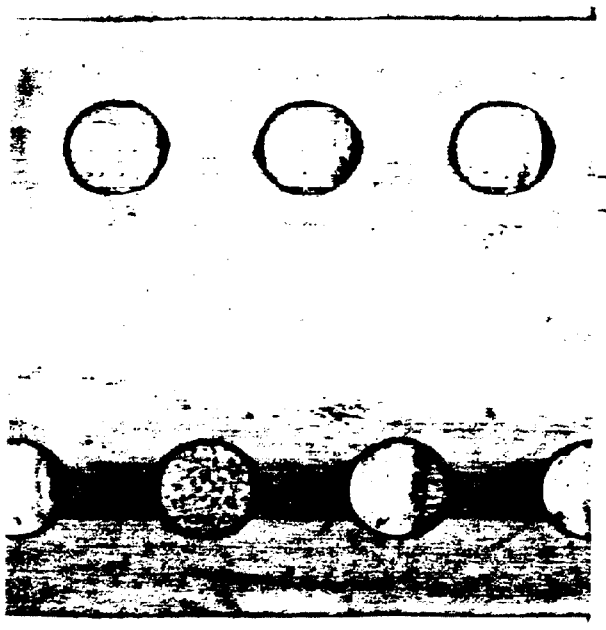
RECEIVED OF _____

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 82805.95
CON TX 306.36
PRFEE 1.00
WDEED 6.00
TOTAL 313.36
CHECK 313.36

09/16/91 01 10:00 0001 1047

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4.7.0 7.3.

IDENTIFICATION REFERENCE

SEP 16 10 00 AM '91

No. 459283