STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $740,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of February, 1992.

Notary Public

My Commission Expires: 4/23/94

This instrument prepared by:
Gullett, Sanford, Robinson & Martin
P. O. Box 2757
Third Floor
230 Fourth Avenue North
Nashville, TN 37219-0757

BOX 44

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Paul C. Buff and wife,	Citicorp Mortgage, Inc.	Map 117-01-005
Connie S. Buff	645 Maryville Centre Dr.	Field Book No.
3800 Woodlawn Drive	MS:407	7DA 04095
Nashville, TN 37215	St. Louis MO 63141	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KENNETH L. ROBERTS AND WIFE, ANNE C. ROBERTS**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **PAUL C. BUFF AND WIFE, CONNIE S. BUFF**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 7th Civil District of Davidson County, Tennessee, being the westerly part of Lot No. 18 of Block "L" on the Plan of Whitland Realty Company's Subdivision, as of record in Book 332, page 141, Register's Office for said County, described as follows:

Beginning in the center of Woodland Avenue at the common corner of Lots Nos. 18 and 19 on said plan; thence with the center of said Avenue eastwardly 319 feet 5 inches to a point 7 feet 4 inches west on the southeasterly corner of the part of Lot No. 18 devised to William D. Haggard, Jr,. and John Holman Haggard under Item No. 4 of the Will of W. D. Haggard, deceased, of record in Will Book 56, page 352, County Court for said County; thence North 2 deg. East 20.5 feet; thence North 50 deg. 22 min. West 13.65 feet; thence North 11 deg. 48 min. West 24.6 feet; thence North 3 deg. 11 min. West 165.8 feet and North 1 deg. 20 min. West 182.6 feet to a point in the line between Lots Nos. 17 and 18; thence with the line between said two lots westwardly 276 feet 9 inches to the common corner of Lots Nos. 17, 18, 19 and 20; thence with the line between Lots Nos. 18 and 19 southwardly 400 feet to the beginning.

Being the same property conveyed to Kenneth L. Roberts and wife, Anne C. Roberts by deed from S. Benjamin Fowler and wife, Adelaide B. Fowler, of record in Book 5018, page 719, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1992 Metro taxes, a lien not yet due and payable which have been prorated and assumed by Grantees. By acceptance of delivery of this deed, Grantees assume and agree to timely pay such taxes and to indemnify and hold harmless Grantors of liability and loss from failure to pay such taxes.

2. Easement for sanitary sewers and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4083, page 783, Register's Office for said County.

3. Title to that portion of the premises embraced within the bounds of Woodlawn Avenue and Cantrell Avenue.

This is improved property, known as 3800 Woodlawn Drive, Nashville, TN 37215.

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 hands this 26th day of February, 1992.

Kenneth L. Roberts

Anne C. Roberts

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KENNETH L. ROBERTS**, 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 26th day of February, 1992.

Notary Public

My Commission Expires: 7/23/94

LINDA P. TURNER NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANNE C. ROBERTS**, 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, this 26th day of February, 1992.

Linda P. Turner
Notary Public

My Commission Expires: 7/23/94

4798 02/27 0101 03CHECK 2748.00

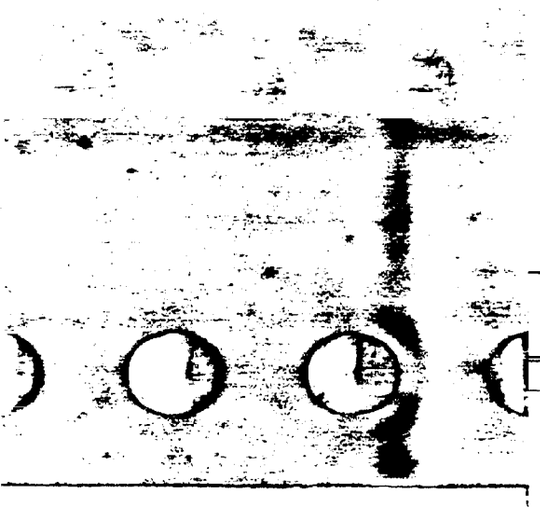
87368

IDENTIF. REFERENCE

FEB 27 10 22 AM '92

FELIX Z. [illegible]
DAVIDSON COUNTY TN.

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



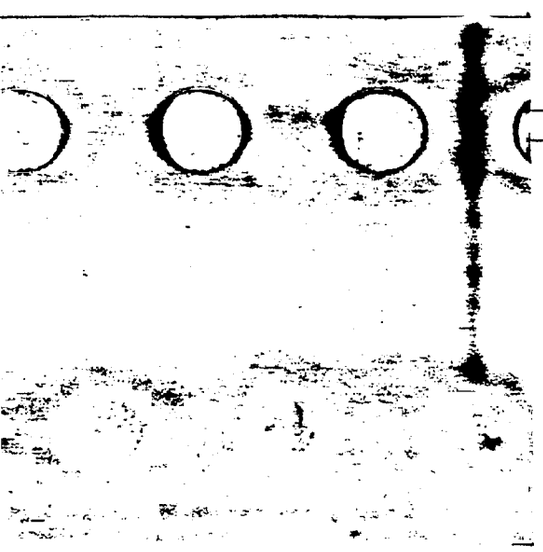
RECEIVED OF _____

FOR _____

BOOK 8559 PAGE 583

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 740000.00
CON TX 2738.00
PRFEE 1.00
WDEED 9.00
TOTAL 2748.00
CHECK 2748.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

87368

IDENTIF. REFERENCE

FEB 27 10 22 AM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY

02/27/92 01 10:23 0001 4798

No. 505318