Box 1

FORM NO. WD-1

BOOK 8563 PAGE 465

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } At Large

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,500.00

Leon Buggs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 19 92

Lou Holloway
Notary Public

MY COMMISSION EXPIRES: October 9, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd. #105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Leon Buggs (NAME)	Owner (NAME)	072-05-0
209 MACFIE Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	7.00
Nashville, TN 37115 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	12DZ 02220

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, Estate of Catherine Claybrooks

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leon Buggs and wife, Carolyn D. Buggs

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:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Joywood Heights, Section 1, of record in Plat Book 1130, Page 91, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Catherine Claybrooks by deed of record in Book 5046, Page 764, Register's Office for Davidson County, Tennessee. This conveyance is authorized by order of the Davidson County Probate Court in the estate of Catherine Claybrooks, Docket No. 97499 by Nanette L. Claybrooks, Administratrix.

This conveyance is subject to any and all existing restrictions and easements of record.

88693

IDENTIF. TREFERENCE

MAR 2 3 14 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

2300 03/02 0101 03CHECK 82.85

This is unimproved { } unimproved {X} property, known as 2017 Oakwood Avenue, Nashville, TN 37207
(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 my hand this 28th day of February, 19 92

Estate of Catherine Claybrooks
By: Nanette L. Claybrooks
Nanette L. Claybrooks, Administratrix

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nanette C. Claybrooks Administratrix for the Estate of Catherine Claybrooks

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 Antioch, Tennessee, this 28th day of February, 1992.

Notary Public

Commission Expires 10-9-96

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 _____

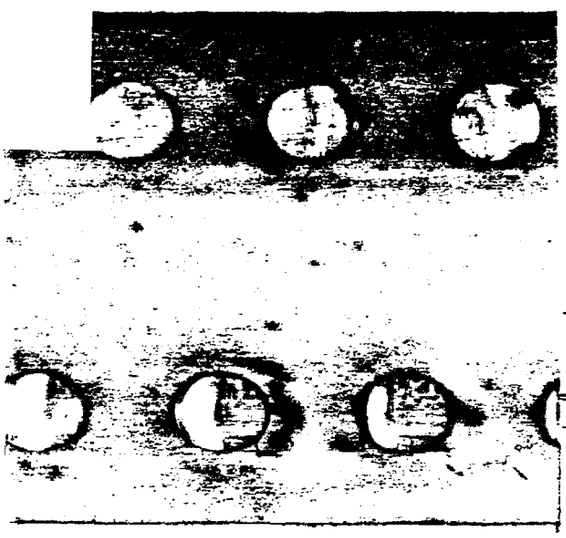
WARRANTY DEED

FROM
Estate of Catherine Claybrooks

TO
Leon Buggs and wife, Carolyn D. Buggs

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

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



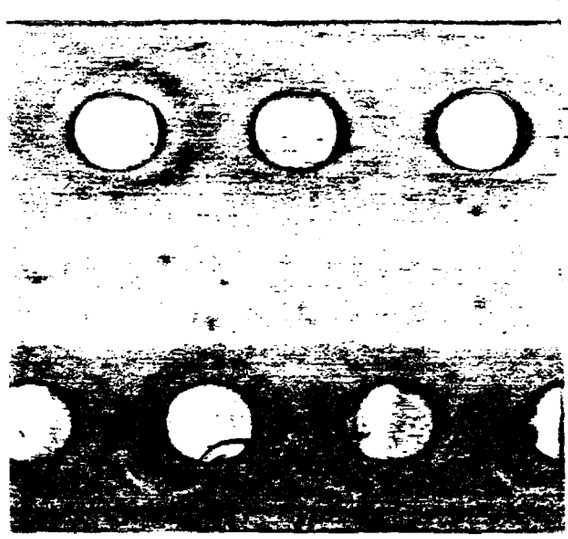
RECEIVED OF _____

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 20500.00
CON TX 75.85
PRFEE 1.00
TDEED 6.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

ERR CO
TDEED 6.00-
WDEED 6.00
TOTAL 82.85
CHECK 82.85

03/02/92 01 15:13 0001 2300

88693

IDENTIF. REFERENCE

MAR 2 3 14 PM '92

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 506799