ADDRESS MEW OWNER AND SEND TAX BILLS:
Terrance L. Buchanan, et ux
413 - 37th Avenue North
Nashville, TN 37209

MAP PARCEL NOS.
11W-80315

THIS INSTRUMENT PREPARED BY:
HOFSTETTER & HOFSTETTER, ATTORNEYS
5th Floor, 230 Fourth Avenue North
Nashville, TN 37219

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PICK-UP

REGISTER'S OFFICE
DAVIDSON COUNTY TN.
JUN 3 12 04 PM '92

IDENTIF. TREFERENCE

15977

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 (10.00) DOLLARS, cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged; I, **BILLY G. MANN, TRUSTEE,** with full power to convey, encumber and otherwise transfer without the joinder of any other person, have bargained and sold, and by these presents do transfer and convey unto **TERRANCE LEE BUCHANAN and wife, YOLANDA TECORIA BUCHANAN,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 46 on the Map of the Subdivision of the W. R. Wilson Tract, as of record in Book 332, Page 161, Register's Office for said County.

Said Lot No. 46 fronts 50 feet on the westerly side of 37th Avenue North, formerly Willie Street, and runs back 143.3 feet on the northerly line and 145.9 feet on the southerly line to an alley, measuring 50 feet thereon.

Being the same property conveyed to Billy G. Mann, Trustee, with full power to convey, encumber and otherwise transfer without the joinder of any other person, by deed from Donald W. Prosser and wife, Viola Prosser, of record in Book 8045, Page 243, Register's Office for said County.

This is improved property known as 413 - 37th Avenue North, Nashville, TN 37209.

Taxes for 1992 to be assumed and paid by Grantees.

To have and to hold the said 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 I do covenant with the said Grantees that I am lawfully seized and possessed of said said land in fee simple, have a good right to convey it, and the same is unencumbered.

The Grantor further covenants and binds himself, his successors and representatives to warrant and defend the title to the said land to the Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this 24th day of March, 1992.

Billy G. Mann Trustee
Billy G. Mann, Trustee

7457 06/03 0101 03CHECK 99-50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $25,000.00.

Billy G. Mann Trustee

Sworn to and subscribed before me,
this 24th day of March, 1992.

Eunice Miller
Notary Public

My commission expires: 7-24-93

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 BILLY G. MANN, TRUSTEE, with full power to convey, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 24th day of March, 1992.

Notary Public Eunice Miller

My commission expires: 7-24-93



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	25000.00
CON TX	92.50
PRFEE	1.00
WDEED	6.00
TOTAL	99.50
CHECK	99.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 7457

1:5977

IDENTIF. REFERENCE

JUN 3 12 04 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 537256