BOOK 9239 PAGE 717

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 66,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
31st DAY OF January 19 94

Notary Public

MY COMMISSION EXPIRES: July 07 1996
(AFFIX SEAL)

NOTARY PUBLIC LINDA S. HARRIS

THIS INSTRUMENT WAS PREPARED BY
Linda S. Harris, Attorney, 761 Old Hickory Blvd. Suite 305, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian T. Nichols (NAME)	Security Financial & Mortgage (NAME)	65-5
4805 Smokey Drive (ADDRESS)	12444 Powerscourt Dr. Suite 140 (ADDRESS)	35
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	St. Louis, MO 63131 (CITY) (STATE) (ZIP)	4D60728

FOR AND 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, Charles Thomas Buchanan* and Judy Lynne Buchanan and wife, Rebecca J. Buchanan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian T. Nichols and wife, Lisa M. Nichols and Robert G. Holt and wife, Linda J. Holt

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. 451 on the Plan of Sherwood Forest, Section 4, as of record in Book 4460, pages 182 and 183, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charles Thomas Buchanan and wife, Judy Lynn Buchanan by deed from Ervin G. Hardy, Jr. and wife, Marsha L. Hardy of record in Book 5041, page 256, Register's Office for Davidson County, Tennessee. The said Charles Thomas Buchanan and Judy Lynne Buchanan having since divorced by final divorce decree dockett No. 91D4022 on February 11, 1992. The said Charles Thomas Buchanan having since remarried.

Subject to restrictions of record in Book 4704, page 448, Book 4732, page 763, Book 4762, page 328 and in Book 6115, page 34, said Register's Office.

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

Rebecca J. Buchanan herein joins to convey any and all rights and interest she may have; especially her marital rights.

94 FEB -3 AM 8:31
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

14301
IDENTIFICATION REFERENCE

unimproved ( )
This is improved (X) property, known as 4805 Smokey Drive, Old Hickory, TN 37138
(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 31st day of January 19 94

Charles Thomas Buchanan

Rebecca J. Buchanan

Judy Lynne Buchanan

189.00 0103 01/01 03:31:43 K
259-05

BOOK 9233 PAGE 718

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 Charles Thomas Buchanan *and Judy Lynne Buchanan *and wife, Rebecca J. Buchanan

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 31st day of January, 1994.

Commission expires July 27, 1996

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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 _____.

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

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

On this, _____ day of _____, 19 ____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19 ____

My commission expires _____

Notary Public

WARRANTY DEED

FROM

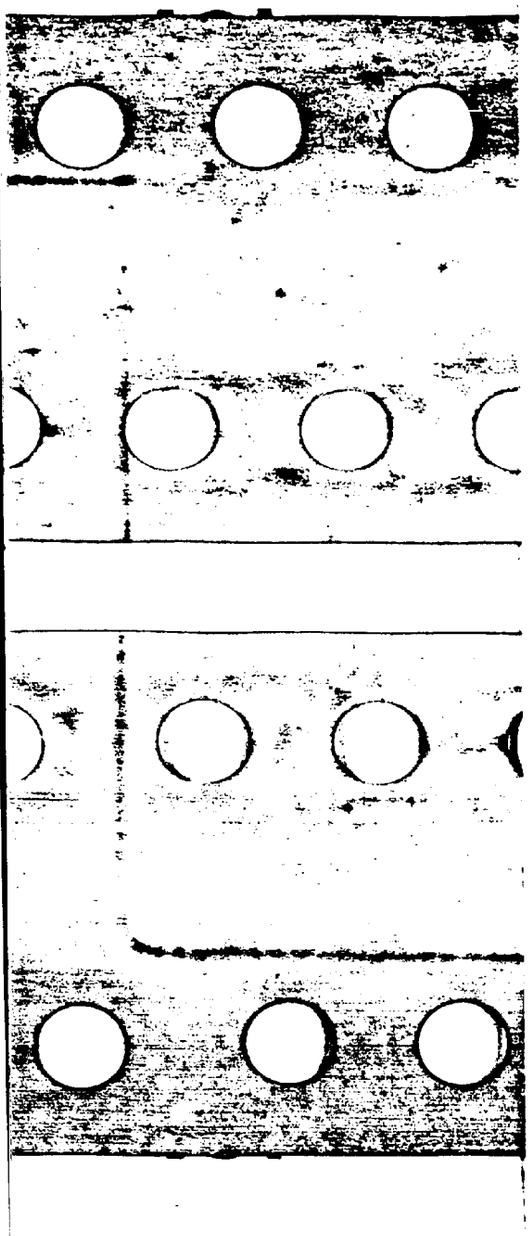
Charles Thomas Buchanan and Judy Lynne Buchanan

TO

Brian T. Nichols and wife, Lisa M. Nichols and Robert G. Holt and wife, Linda J. Holt

RETURN TO:

Linda S. Harris, Attorney
761 Old Hickory Blvd. Suite 305
Brentwood, TN 37027



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

RECEIVED OF _____

FOR _____

BOOK 9239 PAGE 720

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	66500.00
CON TX	246.05
PRFEE	1.00
WDEED	12.00
TOTAL	259.05
CHECK	259.05

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/03/94 01 08:31 0001 1831

14301
IDENTIF. & REFERENCE

94 FEB -3 AM 8:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 752815