THIS INSTRUMENT PREPARED BY RONALD B. BUCHANAN, Attorney at Law
177 E. Main St., Hendersonville TN

THE PREPARER MAKES NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OF THE DESCRIPTION OR THE STATUS OF THE TITLE OF THE PROPERTY. THIS DOCUMENT HAS BEEN PREPARED BASED ONLY UPON INFORMATION FURNISHED TO THE PREPARER.

Map 51-3
Parcel 117

QUITCLAIM DEED

FROM: ELIZABETH BUCHANAN

SEND TAX BILLS TO:
FIRST MID SOUTH MTG
Union Street
Nashville, Tenn.

TO: LIONEL A. BUCHANAN, JR. and
CHARLES THOMAS BUCHANAN, SR.
Owner: 1006 Carleton St
Richardson TX 75081

FOR AND IN CONSIDERATION of the payment of Ten Dollars ($10.00) cash, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, ELIZABETH BUCHANAN, have this day bargained and sold, and by these presents do hereby convey and quitclaim unto LIONEL A. BUCHANAN, JR. and CHARLES THOMAS BUCHANAN, SR., their heirs, successors and assigns, all my estate, right, title, interest and claim in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 70 on the Map of Pleasant Acres, Section II, as of record in Book 2133, Page 75, Register's Office for Davidson County, Tennessee.

Said Lot No. 70 fronts 83.82 feet on the westerly side of Beaumont Drive, and extends back 165.95 feet on the northerly line, and 160.14 feet on the southerly line, to a dead line in the rear, measuring 78 feet thereon.

BEING the same property conveyed to Lionel A. Buchanan and wife, Elizabeth Buchanan, by deed from George William Earnest and wife, Mary Madeline Earnest, filed for record in Book 3887, Page 968, in the Register's Office for Davidson County, Tennessee. The said Lionel A. Buchanan is now deceased.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 7 day of December, 1993.

Elizabeth Buchanan
ELIZABETH BUCHANAN

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared ELIZABETH BUCHANAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

914 Beaumont Dr., Madison, Tn. 37115

WITNESS my hand and seal at ~~xxxxxxxx~~ _____, Tennessee, this 7th day of December, 1993.

Carolyn B. Edwards
NOTARY PUBLIC

My Comm. Expires: My Commission Expires JULY 22, 1995

STATE OF TENNESSEE
COUNTY OF Davidson

The consideration for this transfer is ($-0-).

Elizabeth A. Buchanan
AFFIANT

Sworn to and subscribed before me, this 7th day of December, 1993 1993.

Charles Buchanan

Carolyn B. Edwards
NOTARY PUBLIC

My Comm. Expires: My Commission Expires JULY 22, 1995

31517

IDENTIFICATION REFERENCE

94 APR -4 PM 3:21

REGISTER
DAVIDSON COUNTY, TN.

9115 04/04 0101 01CASH

8.00