Name and Address of New Owner:
Paul C. Buff
708 Enquirer Avenue
Nashville, TN 37205

Send Tax Bills To:
Same

Prepared by:
D.W. McMackin
McMackin, Garfinkle, McLemore & Walker
P.O. Box 198947
Nashville, TN 37219

Map and Parcel No.
117-10-9
7DA31265

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $277,000.00.

Subscribed and sworn to before me on this 15th day of June, 1994.

Notary Public

My Commission Expires: 11/26/94

94 JUN 15 PM 12:12
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE 61292

WARRANTY DEED

For and in consideration of the sum of Ten and No/100---------
----------($10.00)----------
Dollars cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Richard S. Koonce and wife, Janice White Koonce, have bargained and sold, and do hereby transfer and convey unto the said Paul C. Buff, unmarried, his heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being part of Lot No. 3 on the Plan of Samuel Watkins' Farm Lands, as of record in Book 57, page 16, Register's Office for said Davidson County, Tennessee.

Beginning on the southerly margin of Woodmont Boulevard at a point 287 feet east of the northeast corner of Lot No. 15 of Block No. 4 on the Plan of Woodmont Estates, as of record in Book 974, page 29, said Register's Office; thence S 7 deg. 15 mins. W 546 feet to the northerly line of Lot No. 17; thence with the northerly lines of Lot No. 17 and a 30 foot reserved strip as shown on said plan of Woodmont Estates, S 86 deg. 30 mins. E 180 feet to the westerly line of said 30 foot reserved strip; thence with said line, N 7 deg. 15 mins. E 546 feet to the southerly margin of Woodmont Boulevard; thence with said Boulevard, N 86 deg. 30 mins. W 180 feet to the beginning.

Being the same property conveyed to Richard S. Koonce by deed from John H. James, Jr., and wife, Rebecca S. James, of record in Book 6820, page 43, Register's Office, Davidson County, Tennessee.

This is improved property located at 2315 Woodmont Boulevard, Nashville, Tennessee 37215.

The above legal description is identical to the legal description in the previous deed of record.

Janice White Koonce, wife of Richard S. Koonce, joins in the execution of this instrument for the purpose of conveying any and all marital rights that she may now or hereafter have in and to the above described real property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Paul C. Buff, his heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current year real estate taxes, the payment of which has been prorated of even date herewith and assumed by Grantee.

Grantors further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to said real estate to the said Paul C. Buff, unmarried, his heirs and assigns, against the lawful claims of all persons.

Witness our hands on this 15th day of June, 1994.

Richard S. Koonce

Janice White Koonce

STATE OF TENNESSEE
COUNTY OF DAVIDSON

6356 06/15 0101 03CHECK 1033.90

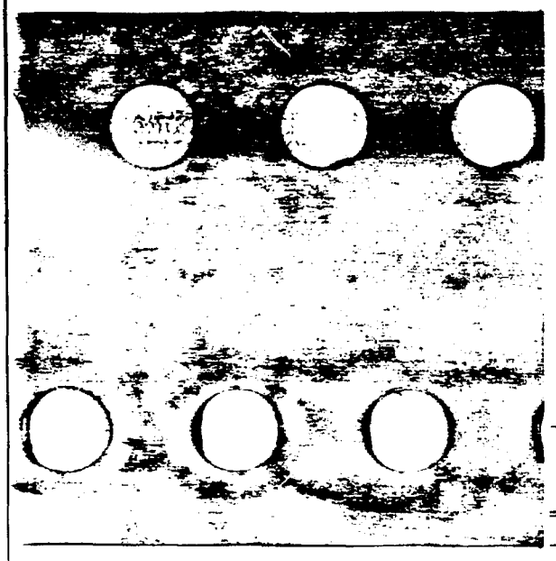
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard S. Koonce and wife, Janice White Koonce, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of June, 1994.

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission Expires: 11/26/94



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

RECEIVED OF _____

FOR _____

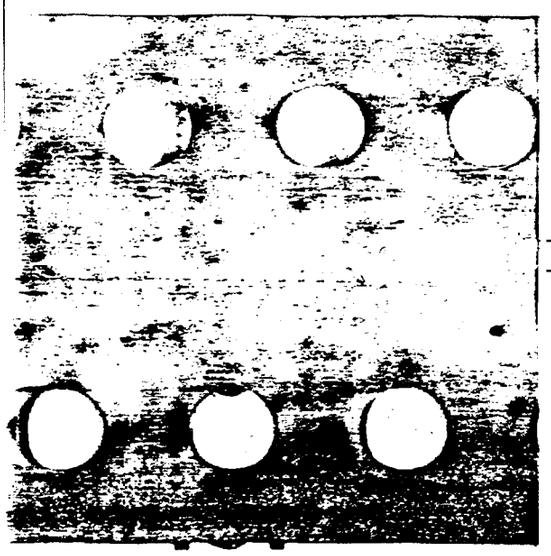
BOOK 9379 PAGE 42

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 277000.00
CON TX 1024.90
PRFEE 1.00
WDEED 8.00
TOTAL 1033.90
CHECK 1033.90

06/15/94 01 12:13 0001 6356



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

61292
IDENTIF. ↑ REFERENCE

94 JUN 15 PM 12:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 803099