*This Instrument Prepared By:*
*HAROLD REEVES, ATTORNEY P.C.*
*640 Spence Lane, Suite 218*
*Nashville, TN 37217*
*(615) 361-6679*

*File Box 24*

ADDRESS NEW OWNER:
William L. Buck and Lynda Buck
321 Tampa Drive
Nashville, Tennessee 37211

SEND TAX BILL:
*To Mortgagee*

MORTGAGEE:
Magnolia Federal
130 W. Front Street
Hattiesburg, MS 39403

MAP AND PARCEL:
MAP 133-16
PARCEL 60
5DU-10146

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) 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 C. Thomas and wife, S. Arlene Thomas hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto William L. Buck and wife, Lynda Buck, as tenants by the entirety, 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. 21, on the Plan of Kenilworth Estates, Section 3, of record in Plat Book 2900, Pages 149 and 150, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Charles C. Thomas and wife, S. Arlene Thomas, by deed from Phillip Gibson, unmarried of record in Book 8993, Page 170, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by Magnolia Federal Bank for Savings of record in Book 7404, Page 939, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account and insurance to be transferred to Grantee(s).

This conveyance is subject to restrictions of record in Book 3221, Page 445, and such easements and setback lines of record in Plat Book 2900, Pages 149 and 150, said Register's Office. Avigation Easement of record in Book 8993, Page 168, said Register's Office.

This is improved property known as 321 Tampa Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William L. Buck and wife, Lynda Buck, their heirs and assigns, forever; and we, Charles C. Thomas and wife, S. Arlene Thomas 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 23rd day of June, 1994.

Charles C. Thomas

S. Arlene Thomas

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Charles C. Thomas and wife, S. Arlene Thomas 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 23rd day of June, 1994.

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 71,111.97.

AFFIANT

Subscribed and sworn to before me this 23rd day of June, 1994.

NOTARY PUBLIC
My Commission Expires: 3/22/97

64181
IDENTIF. ↑ REFERENCE

94 JUN 23 PM 1:56
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

9501 06/23 0101 03CHECK 272.07

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

RECEIVED OF _____

FOR _____

BOOK 9386 PAGE 906

| | | |
|---|---|---|
| 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 | 71111.97 |
| | | | CON TX | 263.07 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 272.07 |
| | | | CHECK | 272.07 |
| | | 06/23/94 | 01 | 13:56 0001 9501 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

64181 IDENTIF. ↑ REFERENCE

94 JUN 23 PM 1:16

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

**No.** 806210