BOOK 9521 PG 867

PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) (Title No: 35845)
Dav. Co. File: Box 8

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/16/96

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 87000.00

Dana Cooprider Karr
Affiant

Sworn and subscribed before me this 15th day of November, 1994.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Dana Cooprider Karr 504 Annex Avenue Nashville, TN 37209	BarclaysAmerican/Mortgage Corp. 5032 Parkway Plaza Blvd. Charlotte, NC 28217	8DA 25745 90-12-128 8DA 25750 90-12-129

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James M. Buchanan and spouse, Joyce E. Buchanan,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Dana Cooprider Karr,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

TRACT I
LAND in Davidson County, Tennessee, being Lot No. 186 on the plan of Charlotte Park Subdivision, Section II, of record in Book 2663, page 22 and 23, Register's Office for said County.

SAID Lot No. 186 fronts 70.0 feet on the southeasterly margin of Annex Avenue and extends back 138.7 feet on the northeasterly line and 201.0 feet on the southwesterly line to a dead line in the rear, measuring 93.7 feet thereon.

BEING the same property conveyed to James M. Buchanan and wife, Joyce C. Buchanan by deed from Dennis W. Conrad, unmarried, of record in Book 6622, page 974, said Register's Office.

TRACT II
LAND in Davidson County, Tennessee, being Lot No. 187 on the plan of Charlotte Park Subdivision, Section II, of record in Book 2663, page 22 and 23, Register's Office for said County.

SAID Lot No. 187 fronts 75.0 feet on the southeasterly margin of Annex Avenue and extends back 201.0 feet on the northeasterly line and 98.0 feet on the southwesterly line to an irregular line in the rear, measuring 127.4 feet thereon.

BEING the same property conveyed to James M. Buchanan and wife, Joyce E. Buchanan by Quitclaim Deed from Herman O. Buchanan and wife, Rachel L. Buchanan of record in Book 8298, page 25, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This is improved property, known as: 504 Annex Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of November, 1994.

James M. Buchanan
James M. Buchanan

Joyce E. Buchanan
Joyce E. Buchanan

State of Tennessee
County of Davidson

On this 15th day of November, 1994, before me the undersigned authority, personally appeared **James M. Buchanan** and **Joyce E. Buchanan**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/16/96

My Commission Expires:

Notary Public

09358

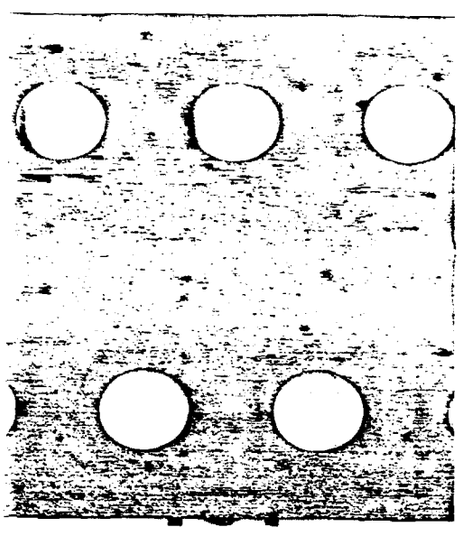
IDENTIF. & REFERENCE

94 NOV 16 AM 9:56

9521868

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OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9521 PG 869

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 87000.00
CON TX 321.90
PRFEE 1.00
WDEED 8.00
TOTAL 330.90
CHECK 330.90

11/16/94 01 10:56 0001 4462

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09358
IDENTIF. & REFERENCE

94 NOV 16 AM 10:55

REGISTER
DAVIDSON CO., TN.

No. 854534