THIS INSTRUMENT PREPARED BY:
David B. Herbert
Neale, Kelley, Herbert & Crawford
Third Floor, Noel Place
200 Fourth Avenue North
Nashville, Tennessee

File Box 36

WARRANTY DEED

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
145-12-12	Paul M. Buchanan	New Owner 1034 Norfleet Drive Nashville, Tn 37220
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO
	1034 Norfleet Drive	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

BOOK 9673 PG 983

MICHAEL OVIATT, UNMARRIED

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto PAUL M. BUCHANAN

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, _____ State of Tennessee, described as follows:

Being Lot No. 37 on the Map of Lakeview Manor, as of record in Book 2133, pages 39, 40, and 41, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael Oviatt and wife, Laura L. Closterhouse by deed from Louis J. Mastro and wife, Nancy S.Mastro, as of record in Book 8606, page 589, Register's Office for Davidson County, Tennessee, the said Laura L. Closterhouse having since conveyed her interest to Michael Oviatt by Quitclaim deed of record in Book 9612, page 415, pursuant to Divorce Decree No. 94-3422.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property and all matters shown on the recorded plan referred to above.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor Covenants with the Grantee, that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except 1995 taxes which have been prorated and assumed by Grantee.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 15 day of May, 1995.

Michael Oviatt

Michael Oviatt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9673 PG 989

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Michael Oviatt, unmarried

the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 15th day of May, 19 95

My commission expires:

NOTARY PUBLIC AT LARGE
David B. Herbert
My Commission Expires
May 24, 1997
STATE OF TENNESSEE

Notary Public

STATE OF _____

COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

_____ the bargainor(s), with whom I am personally aquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____,

this, the _____ day of _____, 19 _____.

My commission expires:

_____
Notary Public

61457

95 MAY 17 AM 10:50

FELIX A. JOHNSON, REGISTER
DAVIDSON COUNTY

IDENTIFIED FOR REFERENCE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OF VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,000.00

Michael Oviatt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF May 1995 MY COMMISSION EXPIRES:

(AFFIX SEAL)

Notary Public

NOTARY PUBLIC AT LARGE
David B. Herbert
My Commission Expires
May 24, 1997
STATE OF TENNESSEE

WARRANTY DEED

FROM
MICHAEL OVIATT

TO
PAUL M. BUCHANAN

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared

_____ and _____,

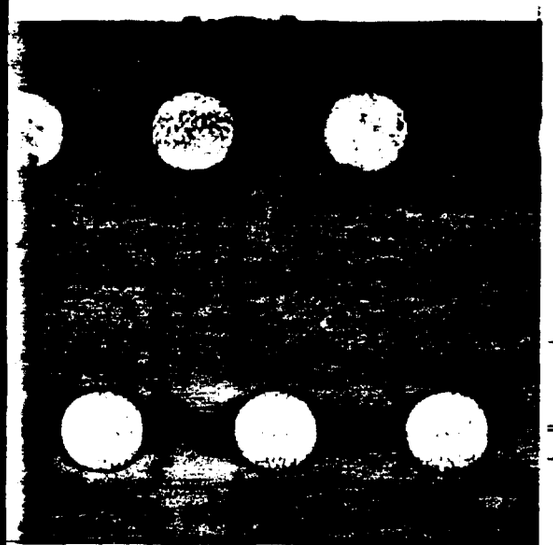
with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged _____ to be the _____ and _____ respectively, of _____, a corporation, the bargainor, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

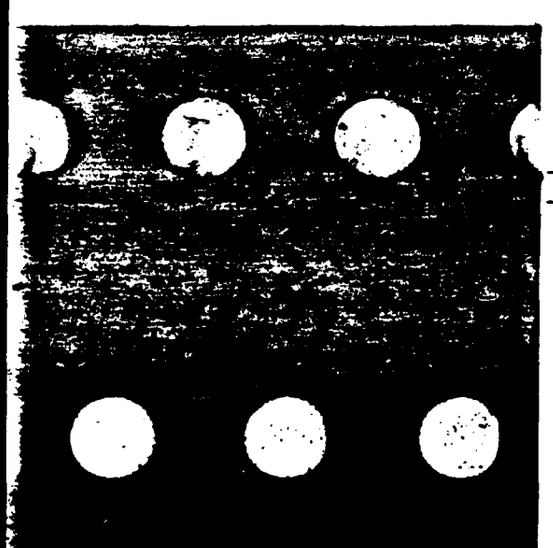
Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19 _____.

My commission expires:

_____
Notary Public

1768 05/17/95 010 05:CHECK
630.60





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

RECEIVED OF _____

FOR _____

BOOK 9673 PG 990

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 168000.00
CON TX 621.60
PRFEE 1.00
WDEED 8.00
TOTAL 630.60
CHECK 630.60

05/17/95 01 10:51 0001 1768

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

61457
IDENTIF. ↑ REFERENCE

95 MAY 17 AM 10: 50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 911130