61537

IDENTIFICATION REFERENCE

BOOK 9674 PG 235

95 MAY 17 PM 12:57

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Wendell M. Buchanan, et ux 4720 Drakes Branch Road Nashville, TN 37218	Same as New Owner	P/O Map 50 Parcel 133 Field Book 12D 88087

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **PHILLIPS BUILDERS, INC.**, a Tennessee corporation, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto **WENDELL M. BUCHANAN** and wife, **TRACY L. BUCHANAN**, hereinafter referred to as 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. 79 on the Plan of Mulberry Downs, Phase 1B of record in Book 7900 at page 818, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being a part of the same property conveyed to Phillips Builders, Inc. by deed from George T. Hicks and wife, Sallie R. Hicks, of record in Book 7855, page 630, Register's Office for said County.

The current mailing address for said property is 1600 Berrywood Way, Nashville, TN 37207.

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

And the GRANTOR, does covenant with the said GRANTEES, that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. Taxes for the year 1995, which are a lien but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. Subject to restrictive covenants contained in an instrument of record in Book 8053, page 316, said Register's Office.

3. Subject to any and all matters as they may appear on the plan of record in Book 7900, page 818, said Register's Office.

And the GRANTOR, does further covenant and bind itself, its successors, representatives or assigns 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.

WITNESS our hands on this the 15th day of May, 1995.

"GRANTOR"

PHILLIPS BUILDERS, INC.,
a Tennessee Corporation

BY: Ruth Malatak, VP
RUTH MALATAK, Vice-President

"GRANTEES"

Wendell M. Buchanan
WENDELL M. BUCHANAN

Mrs Tracy L. Buchanan
TRACY L. BUCHANAN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WENDELL M. BUCHANAN and wife, TRACY L. BUCHANAN, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 15th day of May, 1995.

Patsy C. Davis
NOTARY PUBLIC

My Commission Expires: 12/6/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared RUTH MALATAK, with whom I am personally acquainted and who acknowledged herself to be the Vice-President of PHILLIPS BUILDERS, INC., the bargainor, a corporation, and as such Vice-President, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by herself as Vice-President.

WITNESS my hand and official seal, this the 15th day of May, 1995.

Patsy C. Davis
NOTARY PUBLIC

My Commission Expires: 12/6/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $104,350.00.

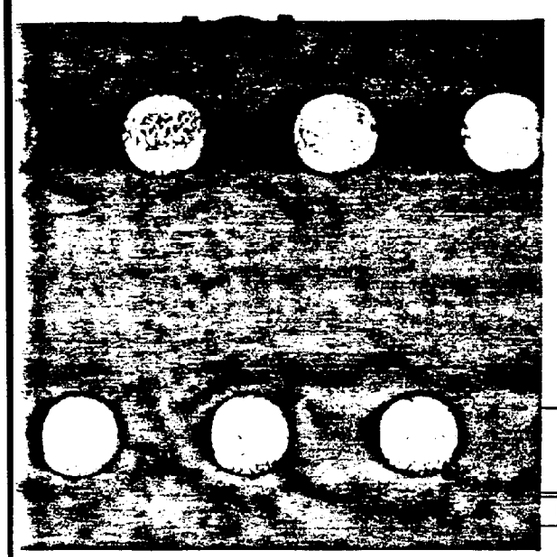
Wendell M. Buchanan
Affiant

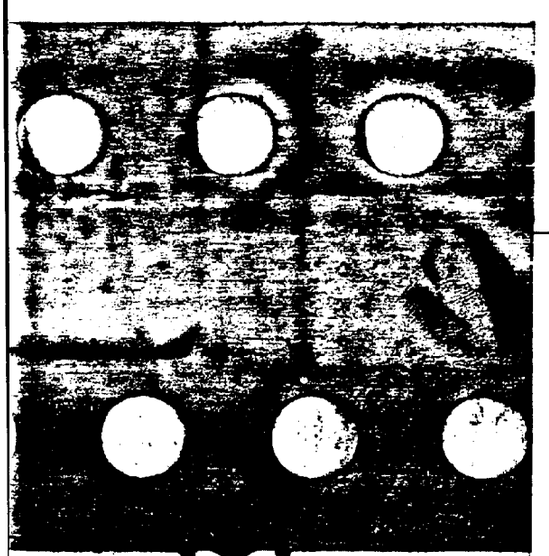
Sworn to and subscribed before me, this the 15th day of May, 1995.

Patsy C. Davis
NOTARY PUBLIC

My Commission Expires: 12/6/97

15359 05/22/95 01:01 03CHECK 394-91





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

RECEIVED OF _____

FOR _____

BOOK 9674 PG 237

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	
				104350.00
			CON TX	385.91
			PRFEE	1.00
			WDEED	8.00
			TOTAL	394.91
			CHECK	394.91
05/17/95	01	12:58	0001	1858

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

61537
IDENTIF. # REFERENCE

95 MAY 17 PM 12:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 911219