WARRANTY DEED

BOOK 9693 PG 450

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF May 19 95

Notary Public

MY COMMISSION EXPIRES: June 9, 1997
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
BEATY TITLE COMPANY, 668 Nashville Pike /Second Floor, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DAVID D. MARLER (NAME)	MORTGAGE RESOURCES INC. (NAME)	MAP 72 4
2009 McGavock Pike (ADDRESS)	404 BNA Drive, Suite 400 (ADDRESS)	PARCEL 323.
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Nashville, TN 37217 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JOHN H. BUCHANON AND WIFE, ELIZABETH BUCHANON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID D. MARLER AND WIFE, LORI E. MARLER

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:

LAND in Davidson County, Tennessee, being Lot No. 3 as shown on the re-subdivision of Lots 3, 4, and 5 of Country Club Estates, Block "C" as recorded in Plat Book 5190, Page 117, Register's Office for Davidson County, Tennessee.

SAID Lot No. 3 fronts 105 feet on the westerly margin of McGavock Avenue and extends back between parallel lines 165 feet to a dead line.

BEING the same property conveyed to John H. Buchanon and wife, Elizabeth Buchanon, by deed dated 2/23/90 from Dana C. Dickerson and Vikki S. Dickerson of record in Book 8054, Page 803, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Elizabeth S. Buchanon and Elizabeth Buchanon are one and the same person.

0067591

IDENTIF. & REFERENCE

95 JUN -7 AM 9:12

ELIA[illegible] REGISTER
DAVIDSON COUNTY, TN.

This is improved (X) property, known as 2009 McGavock Pike, Nashville, TN 37216 (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)
( ) unimproved

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

Witness our hand s this 30th day of May 19 95

JOHN H. BUCHANON

ELIZABETH BUCHANON

BOOK 9693 PG 451

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN H. BUCHANON AND WIFE, ELIZABETH BUCHANON

the bargainor s, 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 Gallatin, Tennessee, this 30th day of May, 19 95.

Commission expires June 9, 1997

Sue Richardson
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the *same by the* said _____ as such _____.

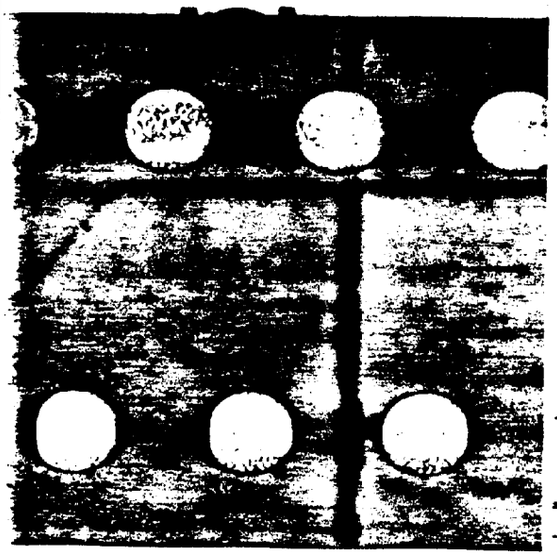
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

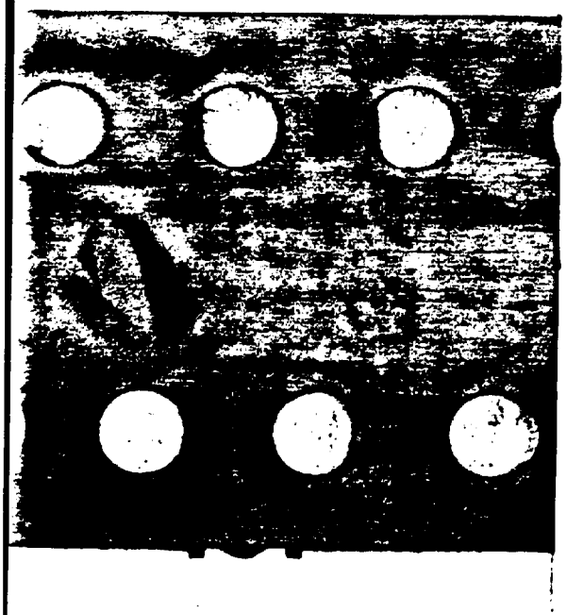
My commission expires _____

_____
Notary Public

8494 06/07 0101 03CHECK

321.65





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

RECEIVED OF _____

FOR _____

BOOK 9693 PG 452

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 84500.00
CON TX 312.65
PRFEE 1.00
WDEED 8.00
TOTAL 321.65
CHECK 321.65

06/07/95 01 09:12 0001 8494

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0067591
IDENTIF. ↑ REFERENCE

95 JUN -7 AM 9:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 917781