47

BOOK 9697 PG 591

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF June, 19 95

Notary Public

MY COMMISSION EXPIRES: 7/8/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Castleman & Wischhof, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harry I. Spain (NAME)	Southeastern Mortgage (NAME)	11D 14655
914 Beaumont Drive (ADDRESS)	565 Marriott Drive, Suite 250 (ADDRESS)	51-3-117
Madison, TN 37115 (CITY) (STATE) (ZIP)	Nashville, TN 37214 (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, Lionel A. Buchanan, Jr. and Charles Thomas Buchanan, Sr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Harry I. Spain and wife, Cynthia L. Spain

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. 70 on the Map of Pleasant Acres, Section II, as of record in Book 2133 Page 75, Register's Office for Davidson County, Tennessee.

Said Lot NO. 70 fronts 83.82 feet on the westerly side of Beaumont Drive, and extends back 165.95 feet on the northerly line, and 160.14 feet on the southerly line, to a dead line in the rear, measuring 78 feet thereon.

Being the same property conveyed to Lionel A. Buchanan, Jr. and Charles Thomas Buchanan, Sr. by QuitClaim Deed from Elizabeth Buchanan, widow, of record in Book 9299, Page 101, Register's Office for Davidson County, Tennessee. Penelope Lee Buchanan, spouse of Lionel A. Buchanan, Jr., joins in this conveyance for the express purpose of relinquishing all marital rigths she has in subject property now or in the future. Rebecca Jean Buchanan, spouse of Charles Thomas Buchanan, Sr., joins in this conveyance for the express purpose of relinquishing all marital rights she has in subject property now or in the future.
Charles Thomas Buchanan executes this instrument as Attorney in Fact for Lionel A. Buchanan and wife, Penelope Lee Buchanan pursuant to Power of Attorney recorded simultaneously herewith.

unimproved ( )
This is improved (X) property, known as 914 Beaumont Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 5th day of June, 19 95

Lionel A. Buchanan, Jr. Lionel A Buchanan Jr. Penelope Lee Buchanan
By: Charles Thomas Buchanan
Charles Thomas Buchanan, Attorney-in-fact

Charles Thomas Buchanan Rebecca J Buchanan
Charles Thomas Buchanan, Sr.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Michael T. Moser, a Notary Public in and for said County and State Charles Thomas Buchanan, Sr., the within named bargainor, 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 Goodlettsville, Tennessee this 5th day of June, 1995.

Notary Public

Commission Expires: 11/28/98

95 JUN 12 PM 1:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0069001

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 5th day of June, 1995, before me, Michael T. Moser, a Notary Public in and for said County and State, personally appeared Charles Thomas Buchanan, Sr., to me known to be the person who executed the foregoing instrument in behalf of Lionel A. Buchanan, Jr., and Penelope Lee Buchanan and acknowledged that he executed the same as the free act and deed of the said Lionel A. Buchanan, Jr. and Penelope Lee Buchanan.

Witness my hand and seal at Goodlettsville, Tennessee, this the 5th day of June, 1995.

Notary Public

My commission expires: 11/28/98

STATE OF TENNESSEE

COUNTY OF DAVIDSON

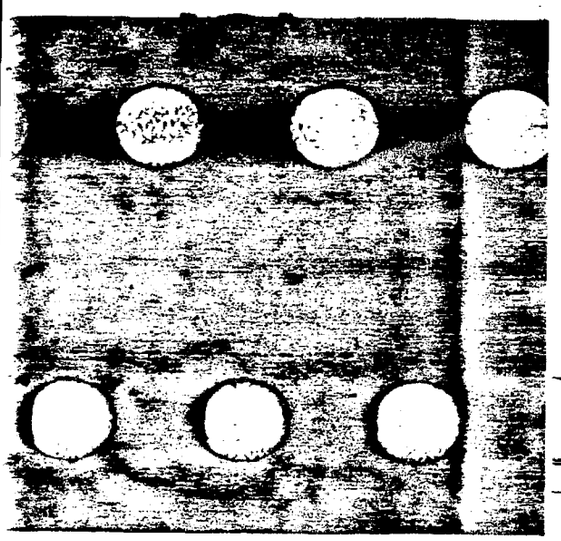
On this 5th day of June, 1995, before me, Michael T. Moser, a Notary Public in and for said County and State, personally appeared Rebecca J. Buchanan, to me known to be the person who executed the foregoing instrument.

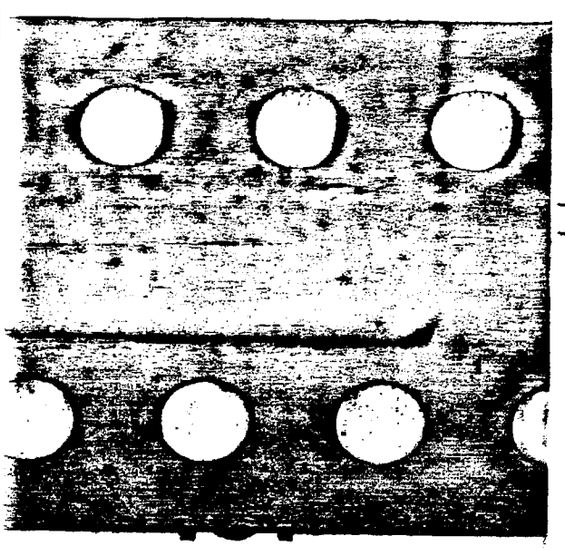
Witness my hand and official seal at Goodlettsville, Tennessee, this the 5th day of June, 1995.

Notary Public

My Commission Expires: 11/28/98

0022 06/12 010:03CHECK 212.50





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

RECEIVED OF _____

FOR _____

BOOK 9697 PG 593

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 55000.00
CON TX 203.50
PRFEE 1.00
WDEED 8.00
TOTAL 212.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 212.50

06/12/95 01 13:08 0001 0022

0069001
IDENTIF. & REFERENCE

95 JUN 12 PM 1:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 919278