54

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $40,000.00.

Charlesetta Buchanan
Affiant

Subscribed and sworn to before me this 31st day of July, 1995.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES MAY 23, 1998

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY

ANDERSON & JORDAN ESCROW CO., INC., 2323 CRESTMOOR RD. NASHVILLE, TN. 37215

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
CHARLESETTA BUCHANAN	CHARLESETTA BUCHANAN	MAP and PARCEL
3173 EWINGDALE DRIVE NASHVILLE, TN. 37207	3173 EWINGDALE DRIVE NASHVILLE, TN. 37207	60-0-77

SPECIAL 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 considerations, the receipt of which is hereby acknowledged, **UNION PLANTERS BANK OF MIDDLE TENNESSEE , organized and existing under the laws of STATE OF TENNESSEE,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **CHARLESETTA BUCHANAN, AN UNMARRIED PERSON** , hereinafter called the Grantee, his/her successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in **Davidson** County, State of Tennessee, more particularly described as follows:

95 AUG -8 AM 9:08
REGISTER
DAVIDSON COUNTY, TN.

0087182
IDENTIF. ↑ REFERENCE

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

unimproved (X)
This is improved ( ) property, knows as DICKERSON PIKE , NASHVILLE, TN 37207
(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, estates, title and interest thereto belonging to the said Grantee, his/her successors and assigns, forever, and we do covenant with the said Grantee that I/we am/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever claiming same by, through or under the said GRANTOR, but no further or otherwise. 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 my/our hand this **31st** day of **July, 1995.**

UNION PLANTERS BANK OF MIDDLE TENNESSEE

SEAN D. HART ASSISTANT VICE PRESIDENT

CORPORATE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 9755 PG 764

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared SEAN D. HART with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be ASSISTANT VICE PRESIDENT of UNION PLANTERS BANK OF MIDDLE TENNESSEE, the within named bargainor, a corporation, and the he/she as such ASSISTANT VICE PRESIDENT, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as ASSISTANT VICE PRESIDENT.

Witness my hand, at office, in NASHVILLE, TENNESSEE, this 31st day of July, 1995.

Notary Public

My Commission Expires MAY 23, 1998

Commission Expiration: _____

SEAL: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Return to:

ANDERSON & JORDAN ESCROW CO., INC.
2323 CRESTMOOR RD.
NASHVILLE, TN. 37215

7955 08/03 1101 03CHECK

151.00

WDS-A&J.DOC
File No. 95-339

ANDERSON & JORDAN
Title Co. T.G. No.

EXHIBIT "A"

Legal Description

A TRACT OF LAND IN THE FIRST CIVIL DISTRICT OF METROPOLITAN NASHVILLE- DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING DESCRIBED AS LOTS 1 AND 2 ON THE FINAL PLAT OF PINE RIDGE PREPARED BY RAGAN-SMITH-MURPHY AND ASSOCIATES, INC., DATED 12/31/86 OF RECORD IN BOOK 6900 PAGE 189, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID PROPERTY IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN ON THE WESTERLY RIGHT-OF-WAY LINE OF DICKERSON PIKE, U.S. 41-31-W AT THE NORTHEASTERLY CORNER OF GEORGE W. HUSSEY PROPERTY, AS OF RECORD IN BOOK 4336 PAGE 396 REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE; SAID IRON PIN BEING S 12 DEG. 54' 06" W, 319.5 FEET, MORE OR LESS, FROM THE CENTER LINE OF HART STREET AS MEASURED ALONG THE CENTERLINE OF DICKERSON PIKE AND ALSO N 77 DEG. 05' 54" W, 40.0 FEET FROM THE CENTERLINE OF DICKERSON PIKE; THENCE,

1. WITH AN OFFSET IN THE WESTERLY RIGHT-OF-WAY LINE OF DICKERSON PIKE, N 77 DEG. 05' 54" W, 20.0 FEET TO AN IRON PIN SET; THENCE,

2. WITH THE WESTERLY RIGHT-OF-WAY OF DICKERSON PIKE, S 12 DEG. 54' 06" W, 4.08 FEET TO AN IRON PIN SET IN THE NORTH LINE OF HUSSEY; THENCE,

3. WITH THE NORTH LINE OF HUSSEY, N 88 DEG. 37' 07" W, 479.64 FEET TO AN EXISTING IRON PIN AT THE NORTHWESTERLY CORNER OF HUSSEY; THENCE,

4. WITH THE WEST LINE OF HUSSEY, S 00 DEG. 14' 21" E, 216.97 FEET TO AN EXISTING IRON PIN AT THE SOUTHWESTERLY CORNER OF HUSSEY AND IN THE NORTHERLY LINE OF FEDORA R. MARKLE PROPERTY, AS OF RECORD IN BOOK 2244, PAGE 257, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE; THENCE,

5. WITH THE NORTH LINE OF FEDORA R. AND MIGNON MARKLE, N 87 DEG. 34' 56" W, 1803.90 FEET TO AN IRON PIN SET AT THE FACE OF A STONE WALL IN THE EASTERLY LINE OF HERCULES POWER COMPANY, AS OF RECORD IN BOOK 672, PAGE 154, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE; THENCE,

6. WITH THE EASTERLY LINE OF HERCULES POWER COMPANY, N 2 DEG. 28' 38" E, 400.0 FEET TO AN IRON PIN SET AT THE FACE OF AN OLD ROCK WALL AT THE SOUTHWESTERLY CORNER OF MAPLE MANOR MOTEL, INC., AS OF RECORD IN BOOK 3316, PAGE 401, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE; THENCE,

7. WITH THE SOUTHERLY LINE OF MAPLE MANOR MOTEL, INC., S 88 DEG. 17' 18" E, 2331.12. FEET TO AN IRON PIN SET ON THE WESTERLY RIGHT-OF-WAY LINE OF DICKERSON PIKE; THENCE,

8. WITH THE WESTERLY RIGHT-OF-WAY LINE OF DICKERSON PIKE, S 12 DEG. 54' 06" W, 206.39 FEET TO THE POINT OF BEGINNING AND CONTAINING 844,078 SQUARE FEET OR 19.377 ACRES.

LESS AND EXCEPT THE FOLLOWING PROPERTIES:

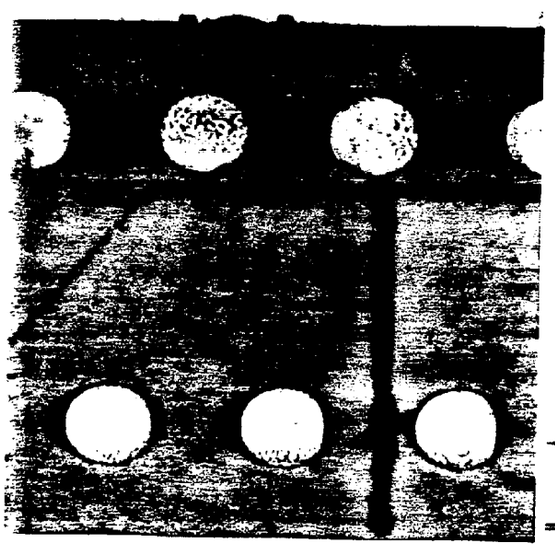
(A) LAND IN DAVIDSON COUNTY, TENNESSEE DESCRIBED AS LOTS 1 THROUGH AND INCLUDING 10, PINE RIDGE, SECTION TWO AS OF RECORD IN BOOK 6900, PAGE 191, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

(B) LAND IN DAVIDSON COUNTY, TENNESSEE DESCRIBED AS LOTS 11 THROUGH AND INCLUDING 22, PINE RIDGE, SECTION TWO AS OF RECORD IN BOOK 6900, PAGE 484, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

(C) LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL THAT OPEN COMMON AREA OR COMMON AREAS SHOWN ON THE FINAL PLATS OF PINE RIDGE, SECTIONS 1 AND 2, THE FINAL PLAT FOR PINE RIDGE, SECTION ONE BEING OF RECORD IN BOOK 6900, PAGE 191, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESEE AND THE FINAL PLAT FOR PINE RIDGE, SECTION TWO BEING OF RECORD IN BOOK 6900, PAGE 484, SAID REGISTER'S OFFICE.

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

BEING THE SAME PROPERTY CONVEYED TO FIDELITY FEDERAL BANK, A FEDERAL SAVINGS BANK BY DEED FROM CRAFTECH HOMES, A TENNESSEE GENERAL PARTNERSHIP COMPOSED OF NELSON C. ANDREWS, CARTER A. ANDREWS, AND FRANK ANDREWS OF RECORD IN BOOK 8353 PAGE 151 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, FIDELITY FEDERAL BANK, A FEDERAL SAVINGS BANK IS NOW KNOWN AS UNION PLANTERS BANK OF MIDDLE TENNESSEE.



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

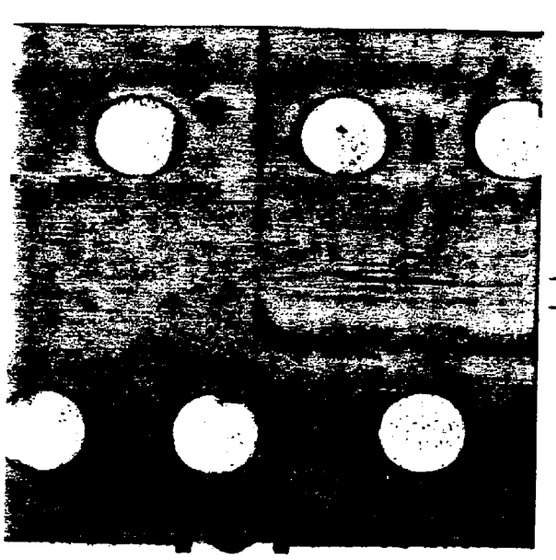
RECEIVED OF _____

FOR _____

BOOK 9755 PG 766

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



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0087182
IDENTIF. ↑ REFERENCE

95 AUG -8 AM 9:08

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

08/08/95 01 09:08 0001 9955

CAMT	40000.00
CON TX	148.00
PRFEE	1.00
WDEED	12.00
TOTAL	161.00
CHECK	161.00

No. 938972