BOOK 9888PG951

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Duncan J. Buie, Jr.	BancOklahoma Mortgage Corp.	MAP and PARCEL
Marilyn J. Buie	Attn: Tax Dept.	
215 Walcott Drive	P.O. Box 35688	85-10-13
Nashville, TN 37214	Tulsa, OK 74153	

This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C
, Nashville, TN 37214 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **William B. Sanborn, by and through my lawful attorney-in-fact, Mary G. Sanborn, and wife, Mary G. Sanborn**, (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Duncan J. Buie, Jr. and Marilyn J. Buie, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Section One, Stanford Country Club Estates, of record in Book 2900, Page 50, Register's Office for said county.

Said Lot No. 32 fronts 92 feet on the northerly margin of Walcott Drive and extends back 167.71 feet on the easterly line and 161.17 feet on the westerly line to a broken line in the rear, measuring 107 feet thereon.

BEING the same property conveyed to William B. Sanborn and wife, Mary G. Sanborn by warranty deed from Charles A. Lewter and wife, Suzanne Johnson Lewter of record in Book 6338, Page 289, Register's Office, Davidson County, Tennessee.

This is property with a common address of 215 Walcott Drive, Nashville, TN 37214.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and paid at closing; 2) The Plan of Record in Book 2900, Page 50, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 2993, Page 109, said Register's office; 4) Sanitary Sewer and/or Storm Drainage Easement of record in Book 5180, Page 907, said Register's office.

3391 12/14 0101 03CHECK 378.63

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $99,900.00

Affiant

Subscribed and sworn before me this 7th day of December, 1995.

My Commission Expires: 5/23/98

Notary Public

NOTARY PUBLIC
STATE OF TENNESSEE
LARGE

95 DEC 14 PM 3:12
FILED & RECORDED
DAVIDSON COUNTY, TN.

0132142

IDENTIFICATION REFERENCE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **7th** day of **December, 1995**.

William B. Sanborn by Mary G. Sanborn
William B. Sanborn

Mary G. Sanborn
Mary G. Sanborn

BY: Mary G. Sanborn by attty in fact
Mary G. Sanborn
Attorney-in-Fact

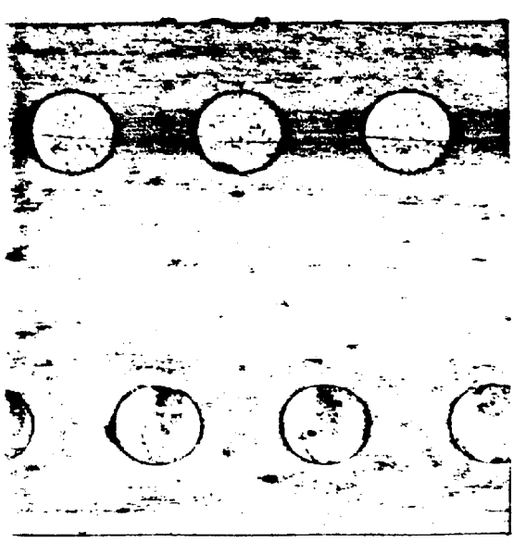
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Mary G. Sanborn**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact of **William B. Sanborn**, and that she executed the within instrument (WARRANTY DEED) on behalf of **William B. Sanborn** for the purposes therein contained by virtue of a Limited Power of Attorney recorded simultaneously herewith.

Witness my hand and official seal at **Nashville,**, Tennessee, this **7th** day of **December, 1995**.

Notary Public
My Commission Expires: 5/23/98

File No. 9512-453



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

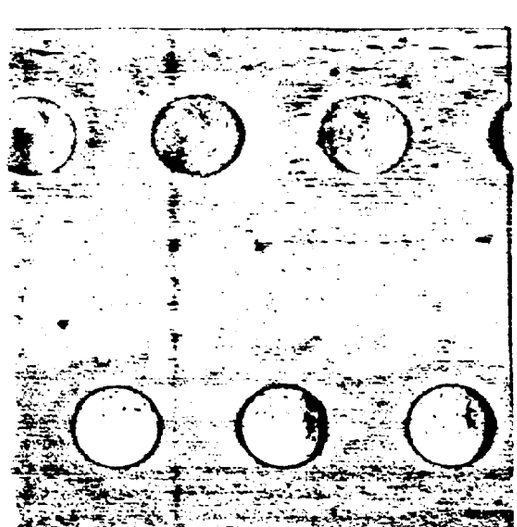
RECEIVED OF _____

FOR _____

BOOK 9888 PG 953

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	99900.00
CON TX	369.63
PRFEE	1.00
WDEED	8.00
TOTAL	378.63
PMTS	378.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/14/95 01 15:13 0001 3391

0132142

IDENTIF. & REFERENCE

95 DEC 14 PM 3:12

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 986842