NAME AND ADDRESS OF NEW OWNERS:
Gary W. Buckles
4057 Calumet Dr.
Antioch, TN 37013

SEND TAX BILLS TO:
Norwest Mortgage, Inc.
P.O. Box 5137
Des Moines, IA 50306

THIS INSTRUMENT PREPARED BY:
KIOUS, HALL & ANGLIN
An Association of Attorneys
1535 West Northfield Blvd.
8 Lincoln Square
Murfreesboro, TN 37129

BOOK 9996 PG 258

WARRANTY DEED

(Map 150-14-A, Parcel 19)

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 of all of which is hereby acknowledged, we, the undersigned, **Wayne C. Marshall and Patricia Marshall, husband and wife**, have bargained and sold and do hereby transfer and convey unto **Gary W. Buckles and Amy L. Buckles, husband and wife**, their heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> Being Lot No. 19, on the final plan of Calumet Phase One according to plat and survey of record in Book 6900, page 673, Register's Office of Davidson County, Tennessee, to which reference is here made for more complete details of location and description of said lot.
>
> BEING the same property conveyed to Wayne C. Marshall, unmarried, by Deed from Phoenix Homes, Inc. of Record in Book 8648, page 52, Register's Office of Davidson County, Tennessee. Further being the same property conveyed to Wayne C. Marshall and wife Patricia Marshall by Quitclaim Deed of record in Deed Book 9146, page 535, of the Register's Office of Davidson County, Tennessee.
>
> SUBJECT to declaration of restrictive covenants of record in Deed Book 7566, page 664; Homeowners association charter of record in Book 7572, page 594; amended in Book 7682, page 564; 20 ft. minimum building setback line along front of lot; 3 ft. minimum building setback line along South side of lot; 10 ft. minimum building setback line along rear of lot; 7 ft. minimum building setback line along North side of lot; storm water detention agreement of record in Book 7538, page 676; easement for common areas granted to Calumet Homeowners Association of record in Book 7570, page 216; easement for water lines granted to Metro Government of record in Book 7797, page 500; any and all matters of record and as shown in Plat Book 6900, page 673; all of the Register's Office of Davidson, Tennessee.

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate and title thereunto belonging unto the said Grantees, their heirs, and assigns, forever.

We covenant with the said grantees that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same; and that the same is unencumbered except as noted herein and for the 1996 real property taxes which will be prorated at closing and assumed by the grantees.

We further covenant and bind ourselves, our heirs and assigns, to forever warrant and defend the title to said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

BOOK 9996 PAGE 259

WITNESS OUR HANDS AND SIGNATURES on this 28th day of March, 1996.

Wayne C. Marshall
Wayne C. Marshall

Patricia Marshall
Patricia Marshall

STATE OF TENNESSEE)
:ss
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Wayne C. Marshall and Patricia Marshall, husband and wife**, the within named bargainors, 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, this 28th day of March, 1996.

My Commission Expires:

LORI HOLLOWAY
NOTARY PUBLIC
RUTHERFORD COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10 9-96

Lori Holloway
Notary Public

4260 03/29 0101 03B4EDK 426.73

STATE OF TENNESSEE)
:ss
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$112,900.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 28th day of March, 1996.

My Commission Expires:

1-24-2000

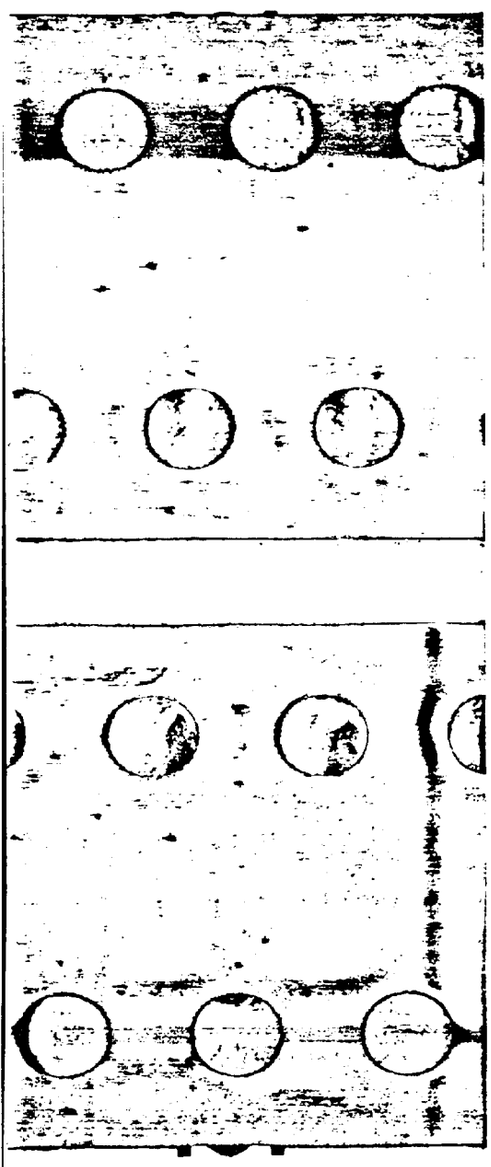
Notary Public

NOTARY PUBLIC AT LARGE

0165527
IDENTIF. & REFERENCE

96 MAR 29 PM 2:06
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.



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

RECEIVED OF _____

FOR _____

BOOK 9996 PG 260

CO CONVEYANCE	CC CERTIFIED COPY	MISC - MISCELLANEOUS
MG 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	
	117900.00
CON TX	417.73
PRFEE	1.00
MDEED	8.00
TOTAL	426.73
CHECK	426.73

03/29/96 01 14:06 0001 4260

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0165527
IDENTIF. ↑ REFERENCE

96 MAR 29 PM 2:06
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1022272