FILE BOX 45

WARRANTY DEED

BOOK 10013 PG 984

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF April 19 96

Notary Public

MY COMMISSION EXPIRES: January 20, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth L. Bufford (NAME)	First American National Bank (NAME)	MAP 70-13
2005 Rivercliff Drive (ADDRESS)	First American Center (ADDRESS)	PARCEL 130
Nashville, TN 37218 (CITY) (STATE) (ZIP)	Nashville, TN 37237 (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, Bruce D. Atkins and wife, Kathleen M. Atkins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth L. Bufford and wife, Anita Y. Bufford

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 the northeasterly 60 ft. of Lot 15 and part of Lot 16 on the Map of Haleys Subdivision and part of Block 5 in G.T. Sheegog's Addition at Bordeaux Tennessee as recorded in Book 547, page 155, of the Davidson County Register's Office and further described as follows:

BEGINNING at a point in the northwest margin of River Cliff Drive, being the common corner of Lots 14 and 15; thence in a northwesterly direction along a line dividing Lots 14 and 15 a distance of 187.0 feet to the northwest corner of Lot 14; thence northwesterly along the westerly line of Lots 15 and 16 a distance of 85.15 feet to a point; thence southeasterly 179.6 feet to a point in the northwest margin of River Cliff Drive; thence southwesterly along the northwest margin of River Cliff Drive a distance of 85.4 feet to the point of beginning.

BEING the same property conveyed to Bruce D. Atkins and wife, Kathleen M. Atkins by deed from Clyde Edward Lovell and wife, Jean Hibdon Lovell, of record in Book 6931, Page 56, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 2005 Rivercliff Drive, Nashville, TN 37218
(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 9th day of April, 19 96

Bruce D. Atkins

Kathleen M. Atkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bruce D. Atkins and wife, Kathleen M. Atkins

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 Nashville, Tennessee, this 9th day of April 19 96.

Commission expires January 20, 1999

Notary Public

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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 _____ 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

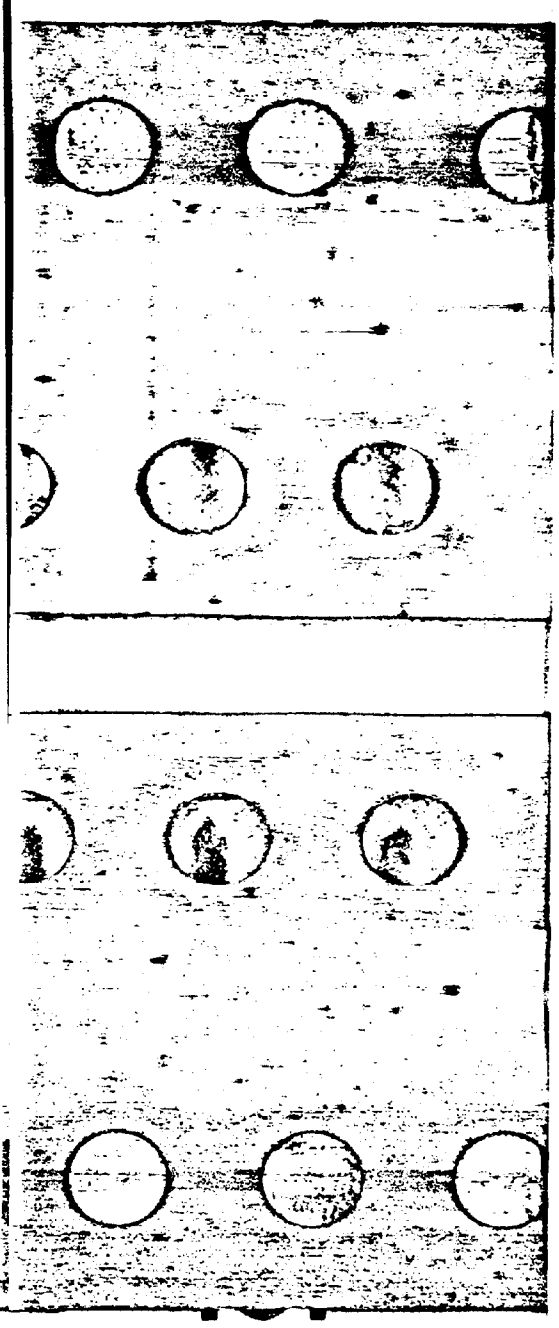
0170810

IDENTIF. ↑ REFERENCE

96 APR 12 PM 2:00

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

9914 04/12 0101 03CHECK 245.80



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

RECEIVED OF _____

FOR _____ BOOK 10013 PG 986

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

MAMT 64000.00
MOR TX 236.80
ERR CO
MOR TX 236.80-
CANCEL

04/12/96 01 14:01 0001 9913

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0170810
IDENTIF. ↑ REFERENCE

96 APR 12 PM 2:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

CAMT 64000.00
CON TX 236.80
PRFEE 1.00
WDEED 8.00
TOTAL 245.80
CHECK 245.80

04/12/96 01 14:01 0001 9914

No. 1027877