THIS INSTRUMENT PREPARED BY:
RONALD B. BUCHANAN, Attorney at Law
103 Hazel Path Ct., Hendersonville TN 37075

(FROM INFORMATION PROVIDED BY THE PARTIES)

WARRANTY DEED

New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
Ronald B. Buchanan & Vicki B. Buchanan	Ronald B. Buchanan 114 Skyview Drive Hendersonville TN 37075	052-16-0-A/018.00 CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALLENE S. CROY**, an unmarried person, hereinafter referred to as *Grantor*, has this day bargained and sold, and does hereby transfer and convey unto the said **RONALD B. BUCHANAN and wife, VICKI B. BUCHANAN**, hereinafter referred to as *Grantees*, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> Unit No. B-18 of Neelys Bend Condominium created under Title 64, Section 2701 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5483, Page 86, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Neely's Bend Condominium of record in Book 5200, Page 200, said Register's Office, for a more complete identification and description of said Unit.
>
> BEING the same property conveyed to Allene S. Croy by deed of record in Book 5495, Page 334, Register's Office for Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
>
> (a) Terms and provisions of the Master Deed of record in Deed Book 5483, Page 86, said Register's Office.
>
> (b) Charter of Neelys Bend Condominium Association, Inc. of record in Book 5476, page 765, said Register's Office, and the By-Laws and Rules and Regulations of said Corporation
>
> (c) All matters shown on the Plan of record in Book 5200, Page 200, said Register's Office.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said RONALD B. BUCHANAN and wife, VICKI B. BUCHANAN, their successors, heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set forth hereinabove. I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to the said RONALD B. BUCHANAN and wife, VICKI B. BUCHANAN, their successors, heirs and assigns, against the lawful claims of all persons.

BOOK 10102 PG 761

WITNESS MY HAND this 27th day of June, 1996.

Allene S. Croy
ALLENE S. CROY

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration for this transfer or the valuation of the property transferred, whichever is greater, is $48,000.00.

Sworn to and subscribed before me on this the 27th day of June, 1996.

NOTARY PUBLIC

My Comm. Expires: 1/28/96

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, ALLENE S. CROY, an unmarried person, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my Hand and Notarial Seal at office in Hendersonville, Tennessee, on this the 27th day of June, 1996.

NOTARY PUBLIC

My Comm. Expires: 7/28/96

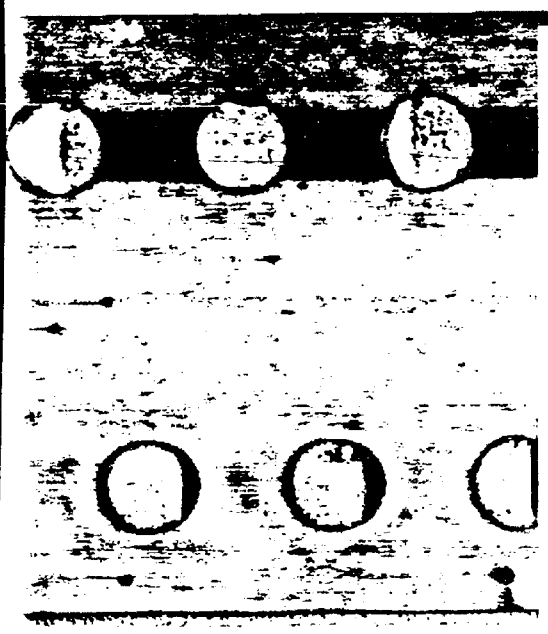
0197950

RECEIVED FOR REFERENCE

96 JUN 28 PM 2:30

DAVIDSON COUNTY REGISTER

9:05 06/29 0101 03CHECK 186.50



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

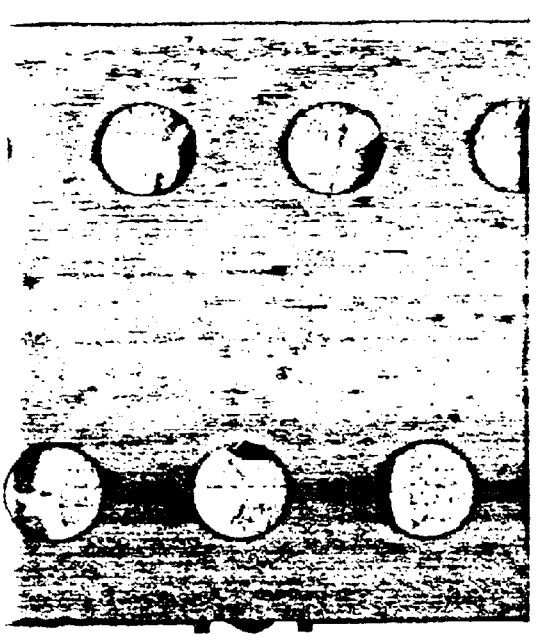
RECEIVED OF _____

FOR _____

BOOK 10102 PG 762

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	48000.00
CON TX	177.60
PRFEE	1.00
WDEED	8.00
TOTAL	186.60
CHECK	186.60

06/28/96 01 14:36 0001 9105

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0197950

IDENTIFICATION REFERENCE

95 JUN 28 PM 2:30

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1056853