BOOK 10103 PAGE 622

THIS INSTRUMENT PREPARED BY: Wesley D. Turner GULLETT, SANFORD, ROBINSON & MARTIN, PLLC 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $121,000.00. Ernest Russell Buchi, Jr. Affiant Subscribed and sworn to before me, this 25 day of June, 1996. J. Michael Montgomery Notary Public My Commission Expires: 7/26/97

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Ernest Russell Buchi, Jr. 152 Valley Forge Nashville, TN 37205	SAME	104-06-279 21W 05619

9345 06/25 0101 03CHECK 456.70

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LEWIS J. ANDERSON AND WIFE, KATHY S. ANDERSON,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **ERNEST RUSSELL BUCHI, JR.,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the northeasterly 55 feet of lot No. 81 in the Bransford Realty Company's West End Avenue Place, a plan of which is of record in Book 332, page 15, Register's Office for said County.

Said part of Lot No. 81 fronts 35 feet on the southeast side of Dudley Avenue and extends back between parallel lines, and with the western margin of 31st Avenue South, 135 feet, more or less to an alley.

Being the same property conveyed to Lewis J. Anderson and wife, Kathy S. Anderson by deed from Dudley Avenue Properties, Inc., of record in Book 7314, page 820, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1996 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees

to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 332, page 15, Register's Office for said County.

This is improved property known as 3101 Dudley Avenue, Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 28th day of June, 1996.

Lewis J. Anderson

Kathy S. Anderson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LEWIS J. ANDERSON,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28 day of June, 1996.

Notary Public

My Commission Expires: 7/26/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KATHY S. ANDERSON,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

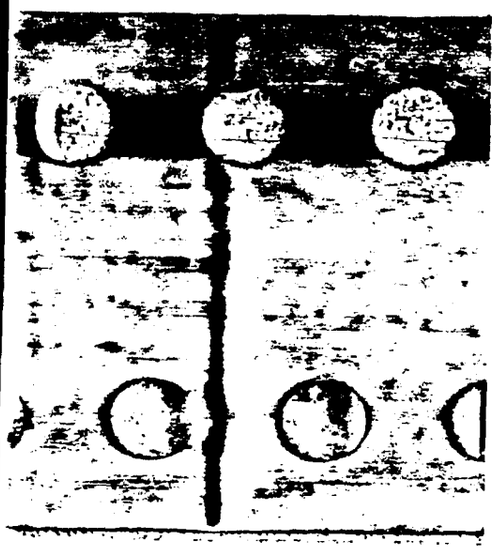
WITNESS my hand, at office, this 28 day of June, 1996.

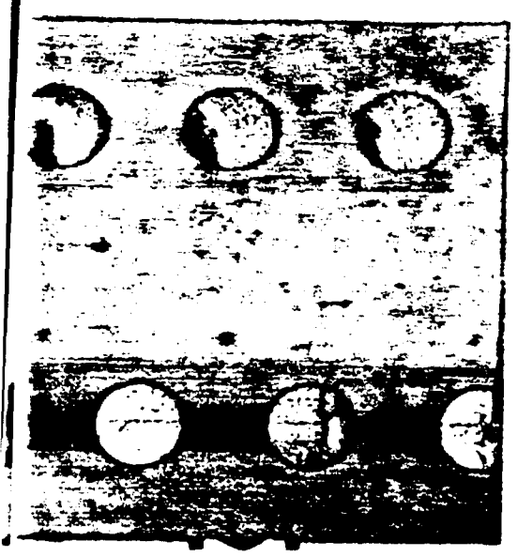
Notary Public

My Commission Expires: 7/26/97

96 JUN 28 PM 4:27

0198188





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
121000.00
CON TX 447.70
PRFEE 1.00
WDEED 8.00
TOTAL 456.70
CHECK 456.70

06/28/96 01 16:34 0001 9345

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0198188
IDENTIF. & REFERENCE

96 JUN 28 PM 4:27

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

No. 1057093