BOOK 10103 PG 622

RE-RECORD BOOK 10117 PG 186

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

PICK-UP

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 28 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 96/28 0101 OSCHECK 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~~ 55 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.

RE-RECORD BOOK 10117 PG 187

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

0202206 IDENTIFICATION REFERENCE

RE-RECORD

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 REGISTER'S OFFICE DAVIDSON COUNTY, TN.

0198188 IDENTIFICATION REFERENCE

0053193.01