BOOK 10171 PG 815

FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Roger W Buckner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF August 19 96

Patricia A. Nicholls
Notary Public

MY COMMISSION EXPIRES: May 24, 1997
(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
Roy W. Buckner (NAME)	First Investment Company (NAME)	MAP 64-13
4306 Woods Street (ADDRESS)	4300 East Broad, P. O. Box 729 (ADDRESS)	PARCEL 43
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Columbus, Ohio 43216 (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, Jeffery E. Davis, and wife, Cynthia J. Davis,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roy W. Buckner and Frances N. Buckner, as joint tenants with right of survivorship,

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 Lot Nos. 56 and 57 of Block No. 3 on the plan of Berryville, of record in Book 421, Page 117, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

SAID Lot Nos. 56 and 57 front together 100 feet on the easterly side of Wood Avenue and run back 367 feet on the northerly line and 355 feet on the southerly line to the westerly margin of the Nashville, Chattanooga and St. Louis Railroad right-of-way, measuring 101 feet thereon.

BEING the same property conveyed to Jeffery E. Davis by deed from James F. Smithson and C. E. Ayres, Trustees, Berryville Baptist Church, of record in Book 8909, Page 854, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 4306 Woods Street, Old Hickory, TN 37138
(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 my hand this 26th day of August 19 96

Jeffery E. Davis

Cynthia J. Davis

BOOK 10171 PG 816

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 Jeffery E. Davis, and wife Cynthia L. Davis,

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of August, 19 96.

Commission expires May 24, 1997

Notary Public

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 _____ to be the _____ 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_____.

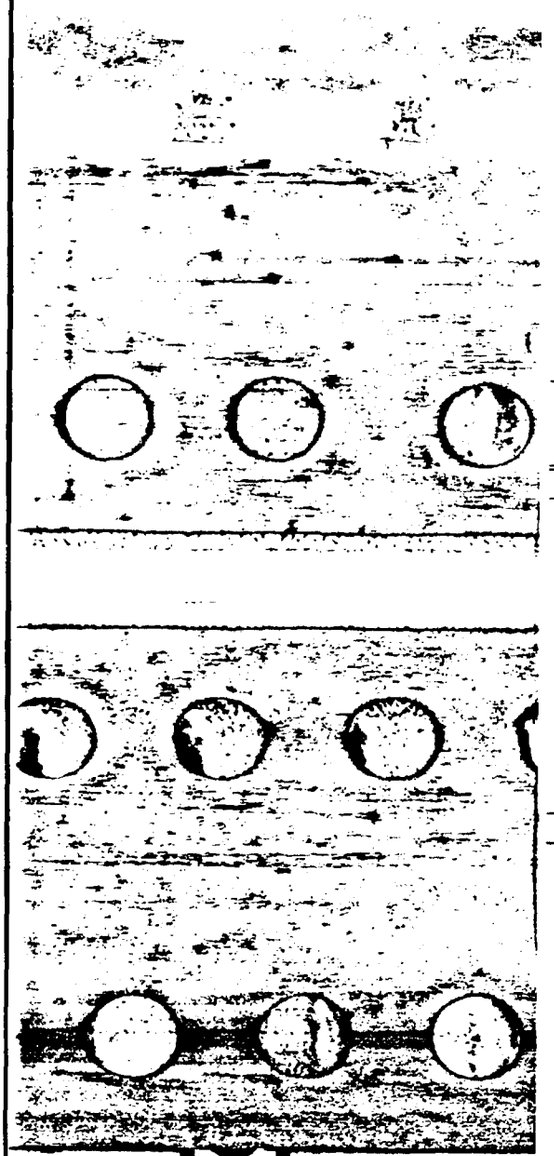
My commission expires _____

Notary Public

02194 95
IDENTIF. # REFERENCE

96 AUG 29 PM 1:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3334 08/29 2:01 33CHECK 268.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 11171 PG 817

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	70000.00
			CON TX	259.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	268.00
			CHECK	268.00
		08/29/96	01	13:37 0001 2334

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0219495

IDENTIF. ← REFERENCE

96 AUG 29 PM 1:15

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1024860