(2)

0247635

IDENTIF. ↑ REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

96 NOV 19 AM 9:20

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (cmw) Title No: 38393
Dav. Co. File: Box 8

BOOK 10262 PG 562

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Spencer's Notions, Inc. P.O. Box 58622 Houston, Texas 77258	SAME

TAX MAP-PARCEL NUMBERS: 081-14-84 08DA 12585

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ernest Russell Buchi, Jr., unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Spencer's Notions, Inc., a Texas corporation,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being part of Lot No. 18 on the Plan of Georgia Industrial Realty Company's North Nashville Property, as of record in Book 421, Page 188, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the westerly margin of 24th Avenue, North, 150 feet north of the corner of Lots Nos. 6 and 18, being the northeast corner of the property conveyed to I. N. Hazelwood and wife, by deed from Albert Burch and wife, of record in Book 620, Page 549, said Register's Office; thence with the westerly margin of said Avenue northwardly 50 feet; thence westwardly 150 feet; thence southwardly 50 feet to Hazelwood's northwest corner; thence with his northerly line eastwardly 150 feet to the beginning.

BEING the same property conveyed to Ernest Russell Buchi, Jr., unmarried, by deed from Edna G. Cobb, widow, of record in Book 9878, Page 817, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This is improved property, known as: 1607 24th Avenue, North, Nashville, TN 37207

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of November, 1996.

Ernest Russell Buchi, Jr.

Ernest Russell Buchi, Jr.

BOOK 10262 PG 563

State of Tennessee
County of Davidson

On this 15th day of November, 1996, before me the undersigned authority, personally appeared **Ernest Russell Buchi, Jr.**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 10750.00

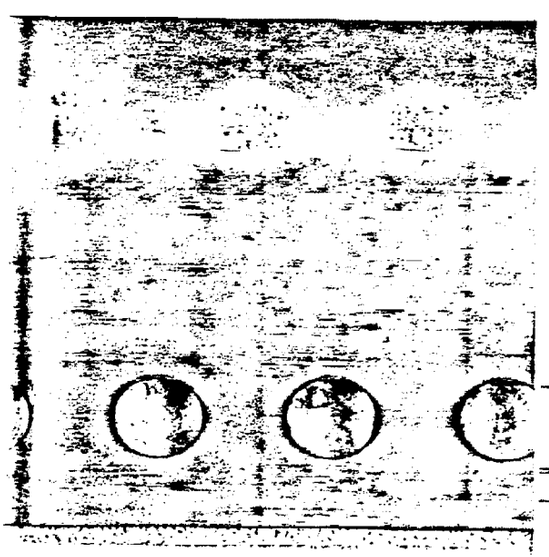
Affiant

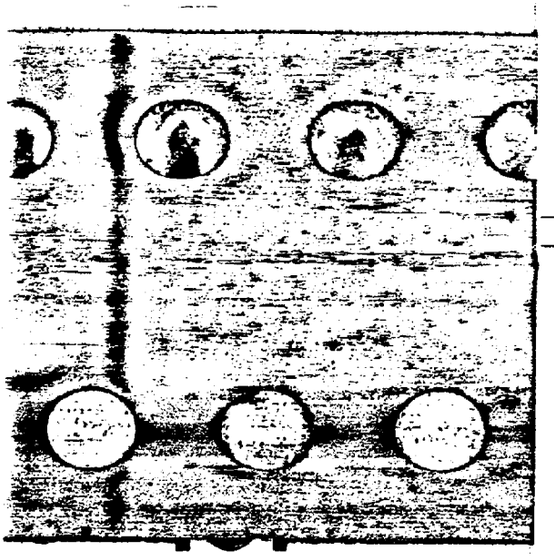
Sworn and subscribed before me on the 15th day of November, 1996.

My Commission Expires: PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

6597 11/19 0101 03CHECK 48.78





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

RECEIVED OF _____

FOR _____

BOOK 10262 PG 564

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 10750.00
CON TX 39.78
PRFEE 1.00
WDEED 8.00
TOTAL 48.78
CHECK 48.78

11/19/96 01 09:21 0001 6597

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0247635
IDENTIF. & REFERENCE

96 NOV 19 AM 9:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1089316