BOOK 10421 PG 765

(2)

WARRANTY DEED

File No: 00281064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sam P. Holt	Owner	Map 83-01
[NAME]	[NAME]	
2003 Porter Road		Parcel 348
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Nashville, TN 37206		
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Sandra Buford Individually, and Sandra Buford Administratix Estate of Robert Buford, Sr.

have this day bargained and sold, and do hereby transfer and convey unto the said Sam P. Holt and wife, Frances F. Holt, and Sam P. Holt, Jr.

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

STATE OF Tennessee } The actual consideration or value which ever is greater,
COUNTY OF Williamson } for this transfer is $ 42,000.00

Subscribed and sworn to before me, this the 17TH day of APRIL, 19 97

Affiant

My Commission Expires: 11/10/97 [Affix Seal]

Notary Public Linda V. Jones

unimproved ( )
This is improved (X) property known as 1110 Sharpe Ave, Nashville, TN
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 17TH day of APRIL, 19 97, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Sandra Buford

Sandra Buford Administratix
Estate of Robert Buford, Sr.

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me Linda V. Jones, a Notary Public in and for said County and State Sandra Buford Individually, and Sandra Buford Administratix Estate of Robert Buford, Sr.

the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson COUNTY, Tennessee, this 17TH day of APRIL, 19 97.

Linda V. Jones Notary Public

Commission expires 11/10/97

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be _____ of the _____, the within named bargainor, a corporation, and that _____ as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19 _____.

_____Notary Public

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
315 DEADERICK STREET, SUITE 105
NASHVILLE, TN 37238-0105

WARRANTY DEED

FROM

_____

TO

_____

_____

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT A

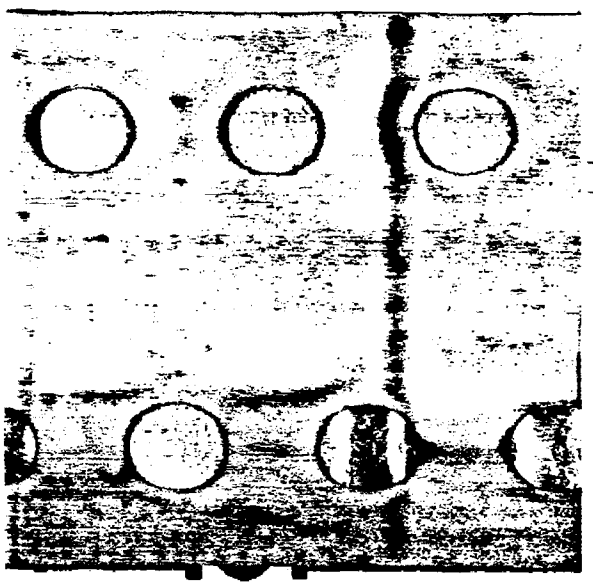
Land in Davidson County, Tennessee, being Lot No. 12 on the Map of J. B. Hancock's East End Addition as of record in Book 57, page 133, Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 50 feet on the southerly side of Sharpe Avenue and runs back between lines 148.82 feet on the west line and 147.73 feet on the east line to an alley, on which it measures 50 feet.

Being the same property conveyed to Robert Buford, Sr. and wife, Sandra Buford by deed from Curtis G. Doss and wife, Lena Doss, of record in Book 6597, page 202, Register's Office for Davidson County, Tennessee, the said Robert Buford, Sr. having since died, and the Probate Court of Davidson County, Tennessee, under Rule No. 95P-1848, having vested title in Sandra Buford and the Estate of Robert Buford (Sr.) as tenants in common, and further having ordered that the property be sold by Sandra Buford as Administratrix of the Estate.

0295840
IDENTIF. & REFERENCE
97 APR 18 PM 1:21
CELIA A. NILSON II REGISTER
DAVIDSON COUNTY, TN.
1065 04/18 0101 03CHECK 168.40





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

RECEIVED OF _____

FOR _____

BOOK 10421 PG 768

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	42000.00
CON TX	155.40
PRFEE	1.00
WDEED	12.00
TOTAL	168.40
CHECK	168.40

04/18/97 01 13:22 0001 1065

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0295840
IDENTIF. # REFERENCE

97 APR 18 PM 1:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1141208