THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
213 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

BOOK 10494 PG 409

OUR FILE NUMBER: 6295

MAP/GROUP/PARCEL
043-01-0/185.00
043-01-0/172.00
043-01-0/173.00
043-01-0/174.00

NEW OWNER'S NAME AND ADDRESS:
John R. Buchanan
1309, 1311, 1313, & 1315 Pierce Rd.
Madison, TN 37115

SEND TAX BILLS TO:
John R. Buchanan
114 Skyview Drive
Hendersonville, Tennessee 37075

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, Joe L. Crockett, and wife, Marilyn M. Crockett, Jerry Mack Hargis, and wife, Elizabeth Ann Hargis, and Robert L. Hargis, and wife, Susie C. Hargis, hereinafter called Grantors, do hereby transfer and convey unto John R. Buchanan, a single man, his heirs and assigns, hereinafter called Grantee, property described as follows:

See Exhibit A attached hereto and made a part hereof.

The subject property is improved property commonly known as 1309, 1311, 1313, & 1315 Pierce Rd., Madison, Tennessee.

BEING part of the same property conveyed to grantors herein by deed of record in Book 6169, Page 52, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantors covenant with grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Joe L. Crockett by Jerry Mack Hargis Attorney in Fact
Joe L. Crockett by Jerry Mack Hargis, Attorney in Fact

Marilyn M. Crockett by Jerry Mack Hargis Attorney in Fact
Marilyn M. Crockett by Jerry Mack Hargis, Attorney in Fact

Jerry Mack Hargis
Jerry Mack Hargis

EXHIBIT A

LAND in Davidson County, State of Tennessee, described as follows:

TRACT I: Being Lot 4 on the Plan of Pierce Place, Section Two, of record in Book 5190, Page 759, as amended in Book 6050, Page 10, Register's Office for said County, to which plan reference is hereby made for a more complete description.

TRACT II: Being Lot Nos. 5, 6, 7 on the Plan of Pierce Place, Section One, of record in Book 5190, Page 733, and the amendment to Lot 5 in Book 6050, Page 10, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to the Grantor herein by Deed recorded simultaneously herewith.

0316604
IDENTIF. & REFERENCE
97 JUN 17 AM 9:05
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

Elizabeth Ann Hargis
Elizabeth Ann Hargis

Robert L. Hargis
Robert L. Hargis

Susie C. Hargis
Susie C. Hargis

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Jerry Mack Hargis, with whom I am personally acquainted, as Attorney in Fact for Joe L. Crockett, and wife, Marilyn M. Crockett, and made oath that he, as such Attorney in Fact and with full power and authority so to do, executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN on this the 12th day of June, 1997

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2-3-98

SHELTON HATCHER NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE EXP 2-3-98

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Jerry Mack Hargis, and wife, Elizabeth Ann Hargis, and Robert L. Hargis, and wife, Susie C. Hargis, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 13th day of June, 1997.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2-3-98

SHELTON HATCHER NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE EXP 2-3-98

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is ~~$100,000.00~~ $265,000.00

AFFIANT

Sworn to and subscribed before me, this the 13th day of June, 1997.

NOTARY PUBLIC

My Commission Expires:
2-3-98

SHELTON HATCHER NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE EXP 2-3-98

3840 06/17 0101 03CHECK 993-5C

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10494 PG 412

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	
	265000.00
CON TX	980.50
PRFEE	1.00
WDEED	12.00
TOTAL	993.50
CHECK	993.50

06/17/97 01 09:05 0001 3840

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0316604 IDENTIF. ↑ REFERENCE

97 JUN 17 AM 9:05

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

No. 1163722