BOOK 10511 PG 78

PREPARED BY (AND RETURN TO):

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W & I Ref: (pmt) Title No: 38953
Dav. Co. File: Box 8

97 JUN 30 PM 3:29
REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
052 1394

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Philip John Buxton Cynthia Donette Buxton 127 Quinn Circle Nashville, TN 37210	First American National Bank First American Center Nashville, TN 37237

TAX MAP-PARCEL NUMBERS: Map 95-9, Parcel 25

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 151900.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James C. Hailey, Jr. and spouse, Karen Ann Hailey,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Philip John Buxton and spouse, Cynthia Donette Buxton,** 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 Lot No. 15 on the Plan of W. E. Quin Property of record in Plat Book 1424, Page 111, Register's Office for said County.

SAID Lot No. 15, which is a corner lot, fronts 174.67 feet on the southwesterly margin of Quin Circle and fronts 215.00 feet on the northwesterly margin of Quin Circle, said frontages being joined by a curve having a length of 39.59 feet, and extends back 234.2 feet on the northwesterly line and 200 feet on the southwesterly line, to a point of intersection.

BEING the same property conveyed to James C. Hailey, Jr., and wife, Karen Ann Hailey by deed from Elsie E. Zimmer, unmarried of record in Book 5299, Page 907, 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 conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.
This is improved property, known as: 127 Quinn Circle, Nashville, TN 37210 a/k/a 127 Quin Circle, Nashville, TN 37210

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. BOOK 10511 PG 79

WITNESS THE EXECUTION HEREOF this 27th day of June, 1997.

James C. Hailey, Jr.

Karen Ann Hailey

State of Tennessee
County of Davidson

On this 27th day of June, 1997, before me the undersigned authority, personally appeared **James C. Hailey, Jr.** and **Karen Ann Hailey**, 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: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/19/98

Notary Public

State of Tennessee
County of Davidson

9115 06/30 0101 03CHECK 571.03

AFFIDAVIT

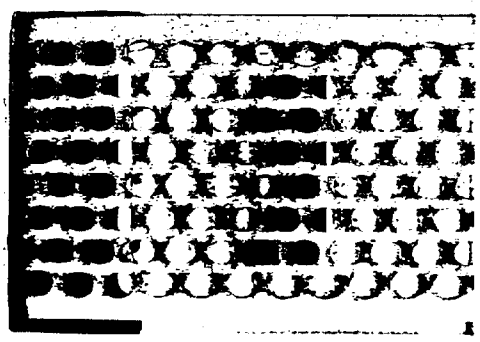
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 151900.00

Affiant

Sworn and subscribed before me on the 27th day of June, 1997.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/19/98

Notary Public



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

RECEIVED OF _____

FOR _____

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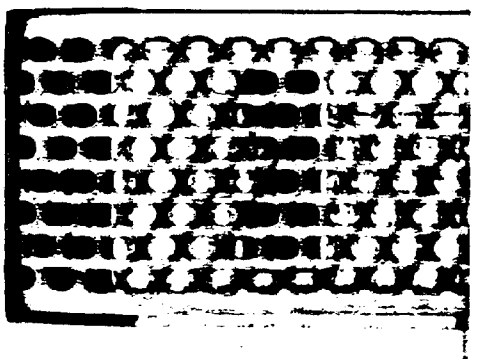
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
151900.00
CON TX 562.03
PRFEE 1.00
WDEED 8.00
TOTAL 571.03
CHECK 571.03

06/30/97 01 15:32 0001 9115

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0321394
IDENTIF. ↑ REFERENCE

97 JUN 30 PM 3:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1168707