BOOK 10574 PG 210

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
302 Public Square
Franklin, TN 37064

Map & Parcel 146-02-01

Send Tax Statements To:
Franklin National Bk
230 Public Square
Franklin, TN 37064

Name/Address New Owner:
James C. Buffkin
4805 Churchwood Drive
Nashville, TN 37220

Name of Mortgagee:

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, F. WADE MCGREGOR and MARY P. MCGREGOR, husband and wife, have bargained and sold and by these presents do transfer and convey unto JAMES C. BUFFKIN and HEATHER A. BUFFKIN, husband and wife, their heirs and assigns forever, the following described property, to wit:

The following described real estate situated in the 33rd Civil District of Davidson County, Tennessee, to-wit:

Being Lot No. 146 on the Plan of Oak Hill Valley Subdivision, of record in Book 1835, pages 15 and 16, Register's Office for Davidson County, Tennessee.

Said Lot No. 146 fronts 190 feet on the westerly side of Churchwood Drive and runs back betwen parallel lines 230 feet to a dead line which measures 190 feet thereon.

Being the same property conveyed to F. Wade McGregor and wife, Mary P. McGregor by deed from June D. McKinney, of record in Book 8094, page 241, Register's Office of Davidson County, Tennessee.

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TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND WE DO COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 1997 Davidson County property taxes are a lien but not yet due and payable. These taxes have been prorated between the parties as of date of this instrument, with Grantees assuming responsibility for payment of the same.

2. All matters as shown on the Plan of record in Plat Book 1835, page 15, Register's Office of Davidson County, Tennessee.

3. Restrictive covenants of record in Book 1788, page 186 and in Book 1809, page 539, Register's Office of Davidson County, Tennessee.

4. Sanitary Sewer and/or Storm Drainage Easement of record in Book 6975, page 40, Register's Office of Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsover.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 18th day of August, 1997.

F. WADE MCGREGOR

MARY P. MCGREGOR

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named F. WADE MCGREGOR and MARY P. MCGREGOR, husband and wife, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this 18th day of August, 1997.

My Commission Expires:
11-18-97

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $235,000.00.

Affiant

Sworn to and subscribed before me on this the 18th day of August, 1997.

My Commission Expires:
11-18-97

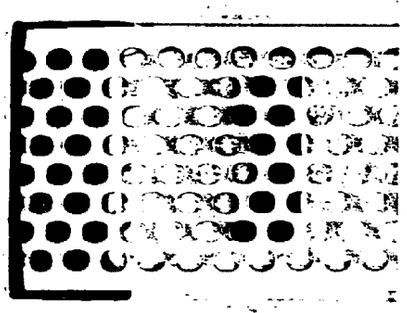
Notary Public

0339158

IDENTIFICATION REFERENCE

97 AUG 19 PM 2:52

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____ BOOK 10574 PG 212

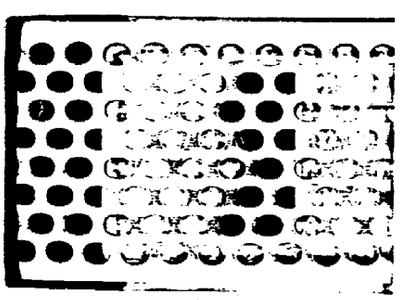
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CHRT	
	235000.00
CON TX	849.50
PRFEE	1.00
MIEED	0.00
TOTAL	878.50
CHECK	878.50

08/19/97 01 14:55 0001 8582

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0339158
IDENTIF. & REFERENCE

97 AUG 19 PM 2:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1188126