RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this ~~1st~~ 3rd day of **November, 1997** between DOUGLAS H. WASSMER and MARIE G. WASSMER, HUSBAND AND WIFE, GRANTORs, and KIRK W. BUCHANAN and CALLIE D. BUCHANAN, HUSBAND AND WIFE, GRANTEEs.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, DOUGLAS H. WASSMER and MARIE G. WASSMER, HUSBAND AND WIFE, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto KIRK W. BUCHANAN and CALLIE D. BUCHANAN, HUSBAND AND WIFE, hereinafter referred to as GRANTEEs, their successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORs in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 810 RUSSELL STREET, NASHVILLE, TN 37206.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, their heirs, successors and assigns forever. The GRANTORs covenant and agree with the said GRANTEEs that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTORs further covenant and bind themselves, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEEs, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of GRANTORs on the day and year first above written.

DOUGLAS H. WASSMER Signature of Seller

MARIE G. WASSMER

97 NOV -6 PM 12:36
FELIX Z. ALSUP III REGISTER
DAVIDSON COUNTY, TN.

0367144
IDENTIF. ↑ REFERENCE

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDOSN)

Personally appeared before me, a Notary Public of said County and State, DOUGLAS H. WASSMER and MARIE G. WASSMER, HUSBAND AND WIFE, the within named bargainor, 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, at office, this ~~1st~~ 3rd day of **November, 1997.**

Notary Public

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

KIRK W. BUCHANAN and CALLIE D. BUCHANAN, HUSBAND AND WIFE and
810 Russell St
Nashville Tn 37206

Property Address:

810 RUSSELL STREET
NASHVILLE, TN 37206

Person Responsible for Taxes:

FT MORTGAGE COMPANIES
P.O. Box 80140
Atlanta, Ga 30366

Map & Parcel #: MAP 082-165, PARCEL 141.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$152,700.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this ~~1st~~ 3rd day of **November, 1997.**

Notary Public

My Commission Expires: 5/28/2000

RTS 11/06 0101 03CHECK 577.9

BOOK 10674 PG 822

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Barrow's Addition to Edgefield, of record in Plan Book 1, page 13, Register's Office for said County.

Said Lot No. 68 fronts 50 feet on the southerly margin of Russell Street and extends back between parallel lines 170 feet to an alley.

Being the same property conveyed to DOUGLAS H. WASSMER and MARIE G. WASSMER, HUSBAND AND WIFE, by Warranty Deed from RONALD AND SYDNEY L. HAFFKINE, of record in Book 8004, page 730, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1998 and subsequent years not yet due and payable (MAP 082-165, PARCEL 141.00).

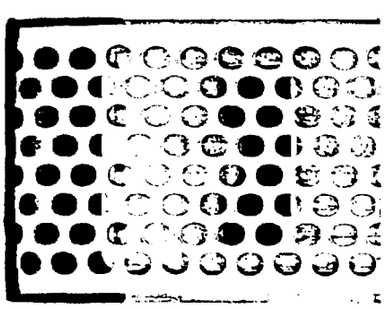
2. All matters as set forth on the Plan of record in Plat Book 1, page 13, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10674 PG 823

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	152700.00
CON TX	564.99
PRFEE	1.00
WDEED	12.00
TOTAL	577.99
CHECK	577.99

11/06/97 01 12:48 0001 8715

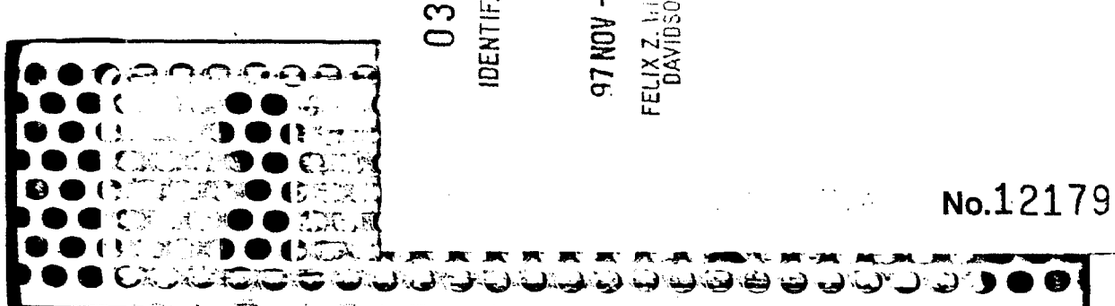
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03671 4 4

IDENTIF. & REFERENCE

97 NOV -6 PM 12:36

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



No. 1217913