File Box 724

BOOK 10732 PG 754

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 58,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
19th December 19 97
Notary Public
MY COMMISSION EXPIRES 5-23-98
My Commission Expires 5/23/98

THIS INSTRUMENT WAS PREPARED BY
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Veronica Ladon Oliver (NAME)	First American National Bank (NAME)	MAP 75-15
833 Netherlands Drive (ADDRESS)	First American Center (ADDRESS)	PARCEL 21
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37237 (CITY) (STATE) (ZIP)	4D91321

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, George R. Buchanan and wife, Charlotte L. Buchanan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Veronica Ladon Oliver, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land located in Davidson County, Tennessee, and being Lot 31-A on the plan of Zone Lot Division Lots 31, 35, 36, 37, and 38, Meadows of Tulip Grove, Section Two, of record in Book 6250, Page 754, as amended in Book 6250, Page 999, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to George R. Buchanan and wife, Charlotte L. Buchanan by deed from Carol Anne Seaver Carver, unmarried of record in Book 9818, Page 574, Register's Office, Davidson County, Tennessee.

Tim Davis executed this instrument on behalf of George R. Buchanan and Charlotte L. Buchanan pursuant to a Power of Attorney which is being placed of record currently herewith.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions and notes of record in Book 6250, Page 999, said Register's Office.

This conveyance is subject to minimum building setback line, public utility & drainage easements, 100 year flood line, and witness line for Stoner Creek of

CONTINUED

unimproved ( )
This is improved (X) property, known as 833 Netherlands Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 hand s this 19th day of December 19 97

George R. Buchanan
By: Tim Davis
Tim Davis, Attorney-in-fact
Charlotte L. Buchanan
By: Tim Davis
Tim Davis, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____ _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Tim Davis as Attorney-in-Fact for George R. Buchanan and Charlotte L. Buchanan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Nashville, Tennessee, this the 19th day of December, 1997.

Tina D. Brown
NOTARY PUBLIC

My Commission Expires: 5-23-98

TINA D. BROWN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires 5/23/98

LEGAL DESCRIPTION CONTINUATION

record in Book 6250, Page 754, as amended in Book 6250, Page 999, said Register's Office.

This conveyance is made subject to that portion of the property extending into the center of Stoner Creek.

97 DEC 23 PM 2:00
REGISTER
DAVIDSON COUNTY, TN.

472B 12/23 0101 03CHECK 223.60

0033355

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10732 PG 756

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		58000.00
			CON TX		214.60
			PRFEE		1.00
			WDEED		8.00
			TOTAL		223.60
			CHECK		223.60
12/23/97	01		14:00 0001		4728

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIFICATION REFERENCE 1383353

97 DEC 23 PM 2:00

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1235443