WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,000.00

Marilyn M. Buchanan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF January 19 98

Notary Public

MY COMMISSION EXPIRES: 2-23-2000
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARILYN M. BUCHANAN (NAME)	Same (NAME)	MAP 43-13
301 EAST OLD HICKORY BLVD. (ADDRESS)	(NAME)	PARCEL 13
MADISON, TN 37115 (CITY) (STATE) (ZIP)	(ADDRESS) (CITY) (STATE) (ZIP)	

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, IRMA JEAN BROOKS AND SUZANNE BROOKS, BY AND THROUGH JOEY SEALS, ATTORNEY IN FACT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARILYN M. BUCHANAN AND HUSBAND, BEN M. BUCHANAN

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 in the 11th, formerly the 19th Civil District of Davidson County, Tennessee, described according to a survey made by H. Gee, Surveyor, May 14, 1954, as follows:

BEGINNING at a point on the northerly margin of Old Hickory Boulevard at the southwest corner of the property conveyed to David I. Huggins and wife, of record in Book 2139, page 63, Register's Office for said County, by deed from Alta Cole French; thence with the westerly line of said Huggins property, north 13 deg. 19' east 303.11 feet; thence south 81 deg. 50' west 92 feet, to the eastern boundary line of the Derosset property; thence with said line south 12 deg. 44' west 301.9 feet to the northerly margin of said Boulevard, thence with the northerly margin of said Boulevard north 81 deg. 50' east 88.75 feet to the beginning.

Being the same property conveyed to David C. Brooks and wife, Christine T. Brooks by deed of record in Book 2590, page 55, Register's Office for Davidson County, Tennessee. The said David C. Brooks having predeceased Christine T. Brooks, property then vested in Christine T. Brooks as surviving tenant by the entirety. Further the said Christine T. Brooks having died, the property now vests in Irma J. Brooks and Suzanne Brooks, beneficiaries under the Last Will & Testament of Christine T. Brooks of record in Will Book 129, page 691, Probate Court for Davidson County, Tennessee.

This is not the principal residence of the Grantors.

Joey Seals executes this instrument on behalf of Irma Jean Brooks and Suzanne Brooks pursuant to Special Powers of Attorney which are recorded simultaneously herewith.

unimproved ( )
This is improved (X) property, known as 301 EAST OLD HICKORY BLVD., MADISON, TN 37115
(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 ~~my~~ our hand S this 7th day of January 19 98

Irma Jean Brooks
IRMA JEAN BROOKS
BY: Joey Seals
JOEY SEALS, ATTORNEY IN FACT

Suzanne Brooks
SUZANNE BROOKS
BY: Joey Seals
JOEY SEALS, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

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

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:

0588 01/09 0101 03CHECK 23[illegible].40

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOEY SEALS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney In Fact for IRMA JEAN BROOKS and SUZANNE BROOKS and is authorized by IRMA JEAN BROOKS and SUZANNE BROOKS to execute this instrument on their behalf.

WITNESS my hand and official seal on this the 7th day of January, 1998 in Goodlettsville, Tennessee.

[signature]
NOTARY PUBLIC

CAROLYN ADAMS NOTARY PUBLIC DAVIDSON CO.

My commission expires: 9/23/00

98 JAN -9 PM 1:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ✦ REFERENCE 0388797

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

RECEIVED OF _____

FOR _____

BOOK 10753 PG 379

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 62000.00
CON TX 229.40
PRFEE 1.00
WDEED 8.00
TOTAL 238.40
CHECK 238.40

01/09/98 01 13:56 0001 0588

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0388797
IDENTIF. ↑ REFERENCE

98 JAN -9 PM 1:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1241252