BOOK 10848 PG 830

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 190,000.00

Brian J. Buchanan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF March 19 98

Robert L. Scaggs
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

ROBERT L. SCAGGS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 24, 2001

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian J. Buchanan (NAME)	Cendant Mortgage Corporation (NAME)	MAP 104-06
3102 Blakemore Avenue (ADDRESS)	6000 Atrium Way (ADDRESS)	PARCEL 303
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	Mt. Laurel, NJ 08054 (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, Jamie S. Cooper and Charla Cooper, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian J. Buchanan and Juda Buchanan, husband and wife

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 Davidson County, Tennessee, being Lot No. 10 of Block No. 1 and 30 feet of Lot No. 9 on the Plan of Fairfax Place, of record in Book 547, pages 137 and 138, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 60 feet on the northerly side of Blakemore Avenue and runs back between parallel lines 147 feet to a dead line. The said westerly 30 feet of Lot 9, Block No. 1 fronts 30 feet on the northerly side of Blakemore Avenue and runs back 147 feet between parallel lines to the easterly line of Lot No. 10 and measures 30 feet in the rear.

Being the same property conveyed to Jamie S. Cooper, a single person, by deed from Mary D. Cohron and spouse, Jerry Cohron, of record in Book 9095, page 923, said Register's Office. Jamie S. Cooper has since married. His wife, Charla Cooper joins in executing this Deed to convey any marital rights she may have in subject property.

This conveyance is subject to (a) 1998 real property taxes which have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 547, pages 137 and 138, said Register's Office.

This is improved (X) unimproved ( ) property, known as 3102 Blakemore Avenue, Nashville, Tennessee 37212
(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 20th day of March 19 98

Jamie S Cooper
Jamie S. Cooper, by Richard French, Attorney in Fact

Charla Cooper
Charla Cooper, by Richard French, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jamie S. Cooper and Charla Cooper

the bargainor s 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 official seal at Nashville, Tennessee, this 20th day of March 19 98.

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, executed 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

On this 20th day of March, 1998, before me personally appeared Richard French, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jamie S. Cooper and Charla Cooper and acknowledged that he executed the same as the free act and deed of Jamie S. Cooper and Charla Cooper.

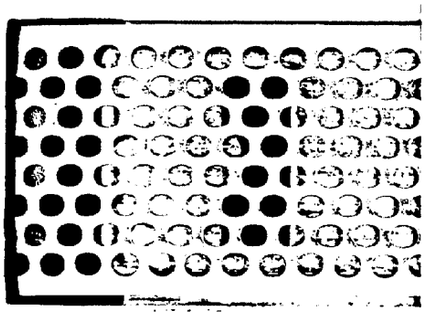
Witness my hand this 20th day of March, 1998.

My Commission Expires:

My Commission Expires SEPT. 26, 1998

Kathy Witcher
Notary Public

04 15293
IDENTIFICATION REFERENCE
98 MAR 23 AM 10:41
DAVIDSON COUNTY TN.
MAIL ENV.
9145 03/23 0101 03CHECK 712.00



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

RECEIVED OF _____

FOR _____

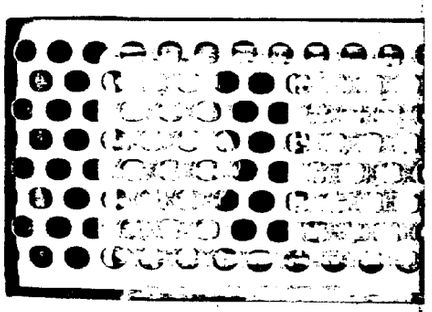
BOOK 10848 PG 832

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
190000.00
CON TX 703.00
PRFEE 1.00
[illegible] 8.00
TOTAL 712.00
CHECK 712.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0415293
IDENTIF. # REFERENCE

98 MAR 23 AM 10:40
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

03/23/98 01 10:39 0001 9145

No. 1269483