WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $74,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
DAY OF May, 1998

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

MY COMMISSION EXPIRES: March 24, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Antoine F. Buchanar	Union Planters National Bank	MAP 61-6
(NAME)	(NAME)	
4217 Saunders Avenue	P.O. Box 3137	PARCEL 11.6
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Memphis, TN 38173-0137	
(CITY) (STATE) (ZIP)	(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, Christine C. Sanford

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Antoine F. Buchanar and wife, Jolanda F. Buchanar

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. 3 on the Plan of Saunwood, of record in Book 2083, page 47, Register's Office for said County.

Said Lot No. 3 beginning at a point in the westerly margin of Saunders Avenue at the common corner of Lots Nos. 3 and 4; thence with the common boundary line between Lots 3 and 4 westerly 115 feet to the common rear corner of Lots Nos. 2, 3 and 4; thence with the common boundary line between Lots 2 and 3 northerly 105 feet to the southerly margin of Maplewood lane; thence with the margin of Maplewood Lane eastwardly 113.02 feet to a marker; thence around a curve in a southeasterly direction 35.03 feet to a marker in the westerly margin of Saunders Avenue; thence with the margin of same southerly 105.62 feet to the point of beginning.

BEING the same property conveyed to Christine C. Sanford by Quitclaim deed from Pennie Lisa Sanford Thornton now being Pennie Lisa Sanford Dangerfield, Nancie Deidra White Woodard, Richard Percy White and Christine C. Sanford, unmarried, of record in Book 10852, Page 396, Register's Office for said County.

This is (unimproved ( ) improved (X) property, known as 4217 Saunders Avenue, Nashville, TN 37216
(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 hand this 7th day of May, 19 98

Christine C. Sanford
Christine C. Sanford

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 Christine C. Sanford

the 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 and official seal at _____, Tennessee, this 7th day of May, 1998.

Commission expires March 24, 2001

Patricia Nichols
Notary Public

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom, all 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

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98 MAY -8 PM 2:48

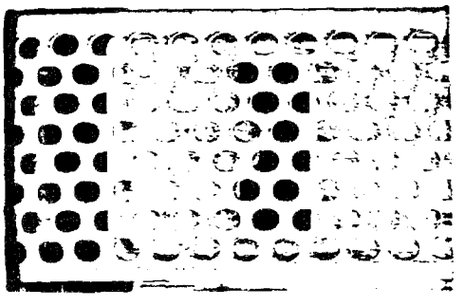
5072 05/08 0101 03CHECK 28.00

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE TENNESSEE



RECEIVED OF _____

FOR _____

BK 10924 PG 164

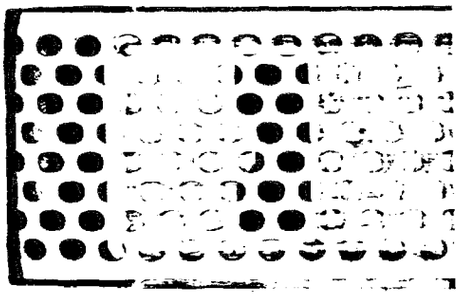
CC CONVEYANCE	CC CERTIFIED COPY	MISC MISCELLANEOUS
MC MORTGAGE	REL RELEASE	CC TX STATE TAX CONVEY
WD WARRANTY DEED	UCC UNIFORM COMMERCIAL CODE	MC TX STATE TAX MORT
TD TRUST DEED		PRFEE PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 74900.00
CON TX 277.13
PRFEE 1.00
MISCELLANEOUS 8.00
TOTAL 286.13
CHECK 286.13

05/08/98 01 14:50 0001 5072

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0435837

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No. 1291107