Box
CH

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Poppy P. Buchanan and Helen Elizabeth Krump 1557 Harding Place Nashville, TN 37215	Map/Parcel 104-16-140	SAME
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

WARRANTY DEED

BOOK 10940 PG 234

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Claudio Shuftan and wife, Aviva Schuftan** (the "Grantor"), have bargained and sold, and by these presents do transfer and convey to **Poppy P. Buchanan and Helen Elizabeth Krump** (the "Grantee"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. All matters on the plan of record in Book 332, page 117, Register's Office for Davidson County, Tennessee.

This is improved property, known as 1707 **Ashwood ~~Street~~ Avenue, Nashville, Tennessee 37212**.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $158,000.00.

Poppy P. Buchanan
Affiant

Subscribed and sworn to before me this 18th day of May, 1998.

Carol A. Wilson
Notary Public
My Commission Expires: 9-23-00

NOTARY PUBLIC AT LARGE

0487871.01
111237-024 05/18/98

Grantor further covenants and bind themselves to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor have caused this Deed to be executed this 18th day of May, 1998.

Claudio Schuftan
by Bonnie Brown Myers
Attorney in fact

Claudio Schuftan
By Bonnie B. Myers as Attorney-In-Fact

Aviva Schuftan
by Bonnie Brown Myers
Attorney-in-fact

Aviva Schuftan
By Bonnie B. Myers as 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 Bonnie B. Myers to me known to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Claudio Schuftan and Aviva Schuftan, the bargainors, and acknowledged that she executed the same as the free act and deed of said Claudio Schuftan and Aviva Schuftan for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 18th day of May, 1998.

Carol A. Wilson
NOTARY PUBLIC

My Commission Expires: 9-23-00

0487871.01
111237-024 05/18/98

EXHIBIT A

BOOK 10940 PG 236

(Legal Description)

Land in Davidson County, Tennessee, being Lot No. 113 on the Revised Plan of George W. Blair's Subdivision of Belmont Heights, of record in Book 332, page 117, Register's Office for said County, to which plan reference is here made for a more complete description.

Being the same property conveyed to Claudio Schuftan and wife, Aviva Schuftan by deed from Mack Wayne Craig, C. David Crouch and wife, Martha B. Crouch of record in Book 5548, page 250 as recorded in Book 5655, page 130, Register's Office for Davidson County, Tennessee.

0440425
IDENTIFICATION REFERENCE

98 MAY 20 PM 3:51
REGISTER
DAVIDSON COUNTY, TN.

9977 05/20 0101 03CHECK 597.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10940 PG 237

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 158000.00
				CON TX 584.60
				PRFEE 1.00
				WDEED 12.00
				TOTAL 597.60
				CHECK 597.60
05/20/98	01			15:52 0001 9977

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0440425
IDENTIF. # REFERENCE

98 MAY 20 PM 3:51

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No.1295958