THIS INSTRUMENT PREPARED BY:
Eva M. Lemeh
Lemeh & Associates
2123 Belcourt Avenue
Suite 104
Nashville, TN 37212

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MAIL ENV.

98 DEC -1 PM 2:03

ALL GAINED IN REGISTER
DAVIDSON COUNTY, TN

0518547

ILLEGIBLE FOR REFERENCE

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILL TO:	MAP & PARCEL NO.
Gwenell N. Buchanan **1715 Windover Drive** **Nashville, Tennessee 37218**	***Same***	**069-11-026**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $91,900.00

Affiant

Subscribed to and sworn before me this 30th day of [illegible], 1998.

Notary Public

My Commission Expires: 03/25/2000

NOTARY PUBLIC AT LARGE

FOR AND IN CONSIDERATION of the sum of Ninety One Thousand Nine Hundred Dollars ($91,900.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, ROSEMARY FRAZIER, unmarried (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey unto GWENELL N. BUCHANAN (the "Grantee"), her heirs, legal representatives, successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Gardner's Gold Coast Subdivision, as of record in Book 2133, page 79, Register's Office for said County.

Said Lot fronts 125 feet on the southeasterly side of Windover Drive and runs back 370.1 feet on the northeasterly line and 226.2 feet on the southwesterly line to a dead line in the rear, which is a broken line, on which it measures 224.9 feet.

Being the same property conveyed to Darius W. Frazier and wife, Rosemary Frazier by deed recorded in Book 6393, page 937, in said Register's Office. The said Darius W. Frazier is now deceased.

This is improved real property known as 1715 Windover Drive, Nashville, TN 37218.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belongs, to the Grantees, her heirs, legal representatives, successors and assigns forever. The Grantor covenants with the said Grantee that she is lawfully seized and possessed of said real estate in fee simple, has good right to convey it, and that the same is subject to such limitations, restrictions and encumbrances as may affect the premises.

The Grantor further covenants and binds herself, her representatives, successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, her heirs, legal representatives, successors and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all gender.

Witness my hand this 30th day of April, 1998.

Rosemary Frazier

ROSEMARY FRAZIER

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Rosemary Frazier**, the within named 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.

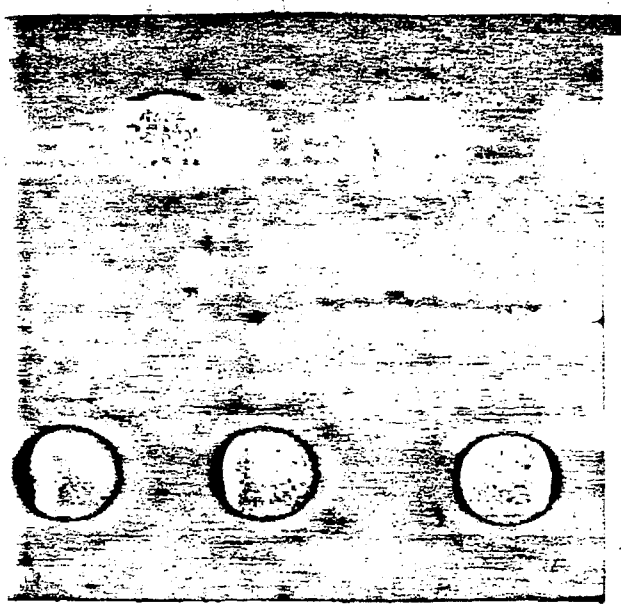
Witness my hand and official seal at office in Nashville, Davidson County, Tennessee, this 30th day of April, 1998.

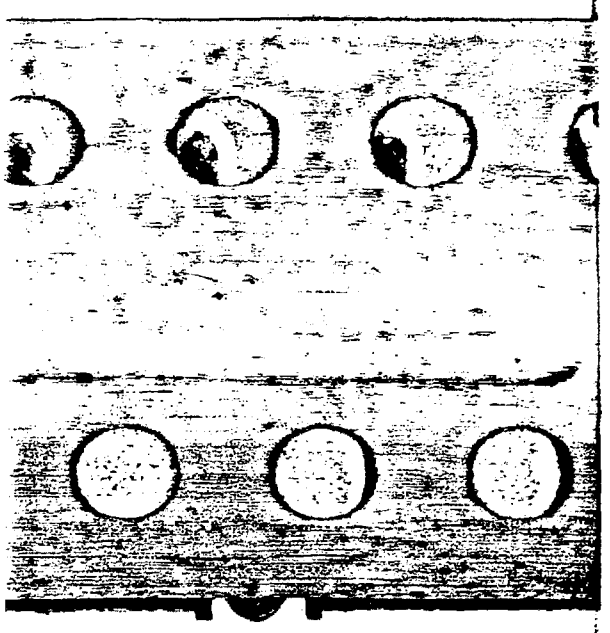
Notary Public

My Commission Expires: 03/25/2000

EVA H. LEWIS NOTARY PUBLIC

3414 12/01 0101 03CHECK 351.03





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11227 PAGE 319

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 91900.00	
			CON TX 340.03	
			PRFEE 1.00	
			WDEED 8.00	
			CFEE 2.00	
			TOTAL 351.03	
			CHECK 351.03	
		12/01/98	01 14:03 0001 3414	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0518547

IDENTIFICATION REFERENCE

98 DEC -1 PM 2:03

[illegible] GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1378445