PLEASE RETURN TO:
CASTLEMAN TITLE & ESCROW, INC.
WILLIAM D. CASTLEMAN, ATTORNEY
110 GLANCY STREET, SUITE #112
GOODLETTSVILLE, TN 37072

Davidson County DEEDWARR
Recvd: 12/01/00 14:36 2pgs
Fees:11.00 Taxes:499.50



20001201-0118230

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THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Silvia D. Buchanan 1001 NORTH GRAYCROFT AVENUE MADISON, TN 37115	~~Same as New Owner~~ FRANKLIN AMERICAN MORTGAGE CO. 501 CORPORATE CENTRE DRIVE, #400 FRANKLIN, TN 37067	Map 42-03 Parcel 030 Field Book 11D 35900

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, EDWIN LEE NIX and wife, IRA NIX, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto SILVIA D. BUCHANAN, a single woman, hereinafter referred to as the "GRANTEE", her 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. 54 on the Plan of Primrose Acres, Section I, of record in Book 2663, page 107, Register's Office for Davidson County, Tennessee.
>
> BEGINNING at a point at the northeasterly margin of Hamblen Drive, the common corner of Lot #54 and #16; thence with the line between said lots, northeastwardly 155 feet to a point; thence southwestwardly 279.1 feet to a point in the northwestwardly margin of Graycroft Avenue; thence with the margin of same southwestwardly 130 feet to a point, the beginning of a curve; thence westwardly around said curve with a radius of 25 feet, 39.27 feet to a point in the northeasterly margin of Hamblen Drive; thence with the margin of same northwestwardly 252.7 feet to the point of beginning.
>
> BEING the same property conveyed to Edwin Lee Nix and wife, Ira Nix, by deed from David H. Hutson and wife, Lynn D. Hutson, of record in Book 8675, page 258, Register's Office for Davidson County, Tennessee.
>
> The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.
>
> The current mailing address for said property is 1001 North Graycroft, Avenue, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

And we, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2000, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the Escrow Closing Attorney, at closing.

2. Restrictive Covenants of record in Book 2859, page 584, said Register's Office.

3. Any and all matters as they may appear on the plan of record in Book 2663, page 107, said Register's Office.

And, we, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

Edwin Lee Nix
EDWIN LEE NIX

Ira Nix
IRA NIX

"GRANTEE"

Silvia D. Buchanan
SILVIA D. BUCHANAN, a single woman

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EDWIN LEE NIX and wife, IRA NIX, and SILVIA D. BUCHANAN, 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, at office, this the 28th day of November, 2000.

Bertie H. Whitaker
NOTARY PUBLIC

My Commission Expires: 10-25-03

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $135,000.00.

Cheryl Marks
Affiant

Sworn to and subscribed before me, this the 28th day of November, 2000.

Bertie H. Whitaker
NOTARY PUBLIC

My Commission Expires: 10-25-03