#16855
File Box 9-B
First Title and Escrow
Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

GEORGE E. MUDTER, JR., ATTY.
2000 Richard Jones Rd., Ste. 110
Nashville, Tennessee 37215

BOOK 11749 PAGE 70

ADDRESS NEW OWNER(S) AS FOLLOWS
MR./MRS. RODERICK BUFFINGTON
(NAME)
123 Prospect Hill
(STREET ADDRESS OR ROUTE NUMBER)
Nashville, Tennessee 37205
(CITY) (STATE) (P. O. ZIP)

SEND TAX BILLS TO
NEW OWNER
(NAME)
(STREET ADDRESS)
(CITY) (STATE) (ZIP)

MAP PARCEL NUMBERS
116-8-F

123.00 CO

FOR AND IN 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, HARVEY P. WILKER AND WIFE, ELIZABETH C. WILKER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RODERICK BUFFINGTON AND WIFE, MELISSA BUFFINGTON

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

3050 11/15 0101 03CHECK 1343.00

Land in Davidson County, Tennessee, being Lot No. 123 on the Plan of Resubdivision of Lots 123 and 124 of Sugartree Phase #3 Revised, as of record in Plat Book 5210, page 343, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Harvey P. Wilker and wife, Elizabeth C. Wilker by deed from Herbert D. Barksdale and wife, Mary Dona Barksdale of record in Book 8027, page 398, said Register's Office.

This conveyance is made subject to: (1) Restrictions of record in Book 4857, page 157, amended in Book 4911, page 356, Book 4996, page 126, Book 5003, page 683, Book 5087, page 220, Book 5152, page 401, Book 5514, page 138 and in Book 5691, page 61; (2) Easements of record in Book 3400, page 63, Book 7061, page 100; and (3) All matters appearing on the Plan of record in Plat Book 5210, page 343, said Register's Office.

98 9031

99 NOV 15 AM 12:55

unimproved ( )
This is improved (XX) property, known as 123 Prospect Hill, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 12th day of November, 1999

Harvey P. Wilker by Robert M. Garfinkle — Elizabeth C. Wilker

HARVEY P. WILKER
BY: ROBERT M. GARFINKLE, ATTORNEY-IN-FACT
~~BY POWER OF ATTORNEY RECORDED~~
SIMULTANEOUSLY HEREWITH

ELIZABETH C. WILKER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 11749 PAGE 71

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH C. WILKER

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 12th day of November, 19 99

My commission expires _____ Notary Public _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT M. GARFINKLE, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said HARVEY P. WILKER and is authorized by the said HARVEY P. WILKER to execute this instrument on his behalf.

Witness my hand, at Office, this 12th day of November, 1999.

_____
NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 360,000.00

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF November, 19 99.

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

_____
Notary Public

WARRANTY DEED

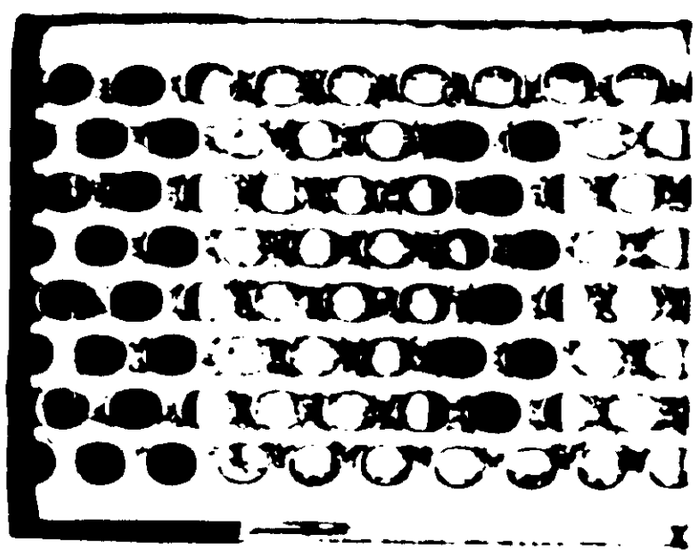
FROM

HARVEY P. WILKER & ELIZABETH C. WILKER

TO

RODERICK BUFFINGTON & MELISSA BUFFINGTON

First Title & Escrow Company, Inc.
Suite 110 The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11749 PAGE 72

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	CFEE	COMPUTER FEE	PRFEE	PROBATE FEE

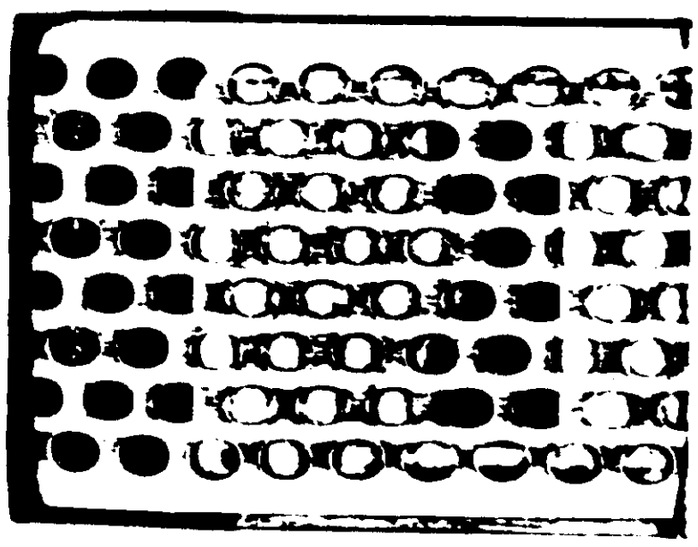
9031

99 NOV 19 PM 12:55

CAMT 360000.00
CON TX 1332.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 1343.00
CHECK 1343.00

11/19/99 01 12:57 0001 3050

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



No. 1540708