Instr:200002290019831 Page: 1 OF 2
REC'D FOR REC 02/29/2000 2:26:52PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $266.03

Return to.
All-Star Title, Inc
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF February 2000

Notary Public

MY COMMISSION EXPIRES: 3/23/02
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Willie C. Swanson, Jr. (NAME)	same as new owner (NAME)	MAP 80-7
3301 Cocoa Drive (ADDRESS)	(ADDRESS)	PARCEL 124
Nashville, TN 37218 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	13da 65720

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, James Paul Buford, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Willie C. Swanson, Jr, unmarried and Angela G. Phillips, unmarried

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 461 on the Plan of Bordeaux Hils Subdivision, Section 9, Book 4175, Page 116, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to James Paul Buford and wife, Helen C. Buford by deed from Randall Phillips Builders, Inc., of record in Book 4541, Page 345, Register's Office for said County. The said Helen C. Buford having since died.

Elsa Morris executes this instrument as Attorney in Fact for James P. Buford pursuant to Power of Attorney recorded simultaneously herewith.

James Paul Buford and James P. Buford are one and the same.

unimproved ( )
This is improved (X) property, known as 3301 Cocoa Drive, Nashville, TN 37218
(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 10th day of February 2000

James Paul Buford
By: Elsa Morris, POA
Elsa Morris, Attorney-in-fact

DCTN01WC 12/88
First Data Systems, Inc.
1-800-626-5427

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 James Paul Buford by Elsa Morris POA

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville Tennessee, this 10th day of February 2000.

Commission expires 3/23/02

Notary Public

STATE OF TENNESSEE
COUNTY OF

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

My commission expires _____

Notary Public

File No.: 11000543

EXHIBIT A

Land in Davidson County, Tennessee, being Lot 461 on the Plan of Bordeaux Hills Subdivision, Section 9, Book 4175, page 116, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to James Paul Buford and wife, Helen C. Buford by Warranty Deed from Randall Phillips Builders, dated 9/29/71and recorded 9/30/71, of record in Book 4541, page 345, Register's Office for Davidson County, Tennessee.

Property Address:
3301 Cocoa Drive
Nashville, Tennessee 37218