Box 43

PICK-UP

PREPARED BY & RETURN TO:
Taylor, Pigue, Marchetti & McCaskill, PLLC
Attorneys at Law
2908 Poston Avenue
Nashville, TN 37203
(615) 320-3225

Instr:200004030032787 Page: 1 OF 2
REC'D FOR REC 04/03/2000 10:01:34AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $878.75

Name and Address of Property Owner:

Steven M. Buxbaum and Lisa J. Seriguchi
2402B Sunset Place
Nashville, TN 37212

Send Tax Bills to:

Steven M. Buxbaum and Lisa J. Seriguchi
2402B Sunset Place
Nashville, TN 37212

Property Address:

2402B Sunset Place
Nashville, TN 37212

Map/Parcel #:

104-15-226/24W09495

WARRANTY DEED

THIS INDENTURE is made and entered into this **31st** day of **March, 2000** between **John R. Farmer,** GRANTOR, and **Steven M. Buxbaum and wife, Lisa J. Seriguchi, joint tenants,** GRANTEES.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in the City of **NASHVILLE**, County of **DAVIDSON**, State of **TENNESSEE**, more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No. 1, on the Resubdivision of Lots 3 & 4, Sunset Park Subdivision of record in Plat Book 8250, Page 520, Register's Office for said County, to which Plan reference is made for a more complete description thereof.

Being the same property conveyed to John R. Farmer by Quitclaim Deed from Michael A. Moore, unmarried of record in Book 10439, Page 107, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John R. Farmer and Michael A. Moore, both unmarried, by Deed from Marie A. Rhemann, unmarried of record in Book 9964, Page 724, said Register's Office.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEES' heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEES that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession therteto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

John R. Farmer
(Seller)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid **John R. Farmer**, 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 and official seal, at Nashville, Tennessee, this the 31st day of March, 2000.

Notary Public

My Commission Expires: 7-26-2003

NOTARY PUBLIC
DAVIDSON COUNTY, TN

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$237,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Affiant

Sworn to and subscribed before me, a Notary Public, this 31st day of March, 2000.

Notary Public

My Commission Expires: 7-26-2003