re-recorded for correct County

Davidson County DEEDWARR
Recvd: 12/07/00 10:46 2pgs
Fees:10.00 Taxes:0.00

20001207-0120501

BK 2024 PG 736

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 14th day of July, 2000.

Notary Public

My Commission Expires: 3-18-2002

GINNY L KATRICKA NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

State of Tennessee, County of WILLIAMSON
Received for record the 17 day of
JULY 2000 at 11:24 AM. (FEE# 377592)
Recorded in official records
Book 2024 Pages 736- 737
Notebook 64 Page 222
State Tax $ 730.75 Clerks Fee $ 1.00,
Recording $ 10.00, Total $ 741.75,
Register of Deeds SADIE WADE
Deputy Register JESSICA MANGRUM

ADDRESS NEW OWNER(S) AS FOLLOWS:
Samuel Albert Buchanan and Stephanie Buchanan
705 Branch Creek Road
Nashville, Tennessee 37209

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel: 103-06-0-205.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jeffrey Bryan Seiters and wife, Amy Leigh Seiters** hereinafter referred to as Grantors, hereby transfers and conveys to **Samuel Albert Buchanan and wife, Stephanie Buchanan** hereinafter referred to as 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 No. 28 on the Plan of Brookside Courts Addition No. 3 of record in Plat Book 1835, page 107, Register's Office for said County.

Said Lot No. 28 fronts 90 feet on the northwesterly margin of Branch Creek Road and extends back 118.3 feet on the southwesterly line and 91.8 feet on the northeasterly line to a dead line in the rear, measuring 94 feet thereon.

Being the same property conveyed to JEFFREY BRYAN SEITERS and spouse, AMY LEIGH SEITERS by deed from Larry Eldon Gowens, Jr., unmarried, of record in Book 10401, page 233,, Register's Office for Davidson County, Tennessee.

01882-JC

WILLIAMSON COUNTY-STATE OF TENNESSEE
I hereby certify that this is a true copy of original instrument filed in my office, in Book 2024 Page 736
This 5th day of Dec 20 00
SADIE WADE, Register of Deeds
By Kara Owens deputy
Deputy Register

WILLIAMSON COUNTY REGISTER OF DEEDS TENNESSEE

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 1835, Page 107, Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record in said Register's Office.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County taxes for the year 2000 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 705 Branch Creek Road, Nashville, Tennessee 37209

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 14th day of July, 2000.

Jeffrey Bryan Seiters by K. Thomas Sidwell, attorney in fact

Amy Leigh Seiters by K. Thomas Sidwell, attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named K. Thomas Sidwell, with whom I am personally acquainted, who acknowledged that he is the attorney-in-fact of Jeffrey Bryan Seiters and wife, Amy Leigh Seiters and who further acknowledged that he executed the forgoing instrument for the purposes therein contained by signing his name as the attorney-in-fact of Jeffrey Bryan Seiters and wife, Amy Leigh Seiters

Witness my hand and official seal this 14th day of July, 2000.

Notary Public

1/18/01
My Commission Expires

01882-JC