Davidson County DEEDWARR
Recvd: 12/19/00 09:03 1pgs
Fees:11.00 Taxes:745.55

20001219-0124155

WARRANTY DEED

Preparer's File #MOUSER-00K0460

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $201,500.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15th DAY OF DECEMBER, 2000.

Notary Public

(Affix Seal)

My Commission Expires: 7/23/02

NOTARY PUBLIC GEORGE WOODROW SUMNER COUNTY, TN EXP. 7/23/02

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
100 Winners Circle, Suite 300
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Wayne Lee Mouser, Jr. and Mary K. Mouser	First Horizon Home Loan Corp. d/b/a Sunbelt	103-06-205
705 Branch Creek Road	1140 Hammond Drive, Suite B2290	
Nashville, TN 37209	Atlanta, GA 30328	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, SAMUEL ALBERT BUCHANAN AND WIFE, STEPHANIE BUCHANAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto WAYNE LEE MOUSER, JR. AND WIFE, MARY K. MOUSER, hereinafter called the Grantee(s), their heirs and assigns, that 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.

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, filed on 04/02/1997, and then being conveyed to Samuel Albert Buchanan and wife, Stephanie Buchanan by deed from Jeffrey Bryan Seiter and wife, Amy Leigh Seiters of record in Book 2024, page 736, filed for record on 07/17/2000 in Register's Office for Williamson County, Tennessee, and re-recorded on 12/07/2000 to correct the county of recording, in Instrument No. 20001207-0120501, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) 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 GRANTEE, their 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 that 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 GRANTEE, 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/our hand(s) this **15th** day of **December, 2000**:

Samuel Albert Buchanan

Stephanie Buchanan

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 SAMUEL ALBERT BUCHANAN AND STEPHANIE BUCHANAN, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, TN, this 15th day of December, 2000.

NOTARY PUBLIC SUMNER COUNTY, TN EXP. 7/23/02

Notary Public

My Commission Expires: 7/23/02