Davidson County DEEDWARR
Recvd: 03/13/01 08:27 2pgs
Fees:11.00 Taxes:370.00

20010313-0023690

STATE OF TENNESSEE 2001-31
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

Ursala G. Buford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
23rd DAY OF February, 2001

Mark A. Ellmore
Notary Public Mark A. Ellmore, Jr.
MY COMMISSION EXPIRES: 1/25/2003

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37211

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ursala G. Buford	PHH Mortgage Services	
(NAME)	(NAME)	
2612 Edge-O-Lake Drive	3000 Leadenhall Road	149-04-70
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, Tennessee 37217	Mount Laurel, NJ 08054	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, WE, William W. Middleton

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ursala G. Buford, an unmarried person

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 No. 383 on the Plan of Edge-O-Lake Estates, Section VI, as of record in Book 3700, pages 15 and 16, Register's Office for said County.

Said Lot No. 383 fronts 80.0 feet along the northerly margin of Edge-O-Lake Drive and runs back between lines which measure 149.54 feet on the east line and 194.44 feet on the west line, to a dead line in the rear upon which it measures 80.0 feet.

BEING the same property conveyed to William W. Middleton by deed from Harry B. Ward, filed of record in Book 9653, page 26, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 2612 Edge-O-Lake Drive, Nashville, Tennessee 37217

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 his hand this 23rd day of February, 2001.

William W. Middleton
William W. Middleton

2001-31

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Mark A. Ellmore, Jr., a Notary Public in and for said County and State, the within named

William W. Middleton

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 Nashville, Tennessee, this 23rd day of February, 2001.

My commission expires 1/25/03

Notary Public Mark A. Ellmore, Jr.