WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/21/01 11:05 2pgs
Fees:11.00 Taxes:475.45

20010621-0065881

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 128,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF May, 2001

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

GINNY L. KATRICKA NOTARY PUBLIC AT LARGE Comm. exp. 3-10-02 RUTHERFORD COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

Wilson & Weiss Title Associates, LLC, 4698 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kira L. Small (NAME)	Fifth Third Mortgage Company (NAME)	
1911 Boscobel Street (ADDRESS)	250 West Main Street (ADDRESS)	083-14-0-275.00
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Lexington, KY 40507 (CITY) (STATE) (ZIP)	

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, Margaret H. McKinney Buxton and husband, Robert E. Buxton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KIRA L. SMALL and husband, William B. Small

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. 373 on the Plan of Edgefield Land Company's Third Subdivision, of record in Book 57, Page 152, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Margaret H. McKinney by deed from Michael C. Hall and wife, Holly E. Hall (formerly known as Holly E. Foutch) of record in Instrument Number 200007270074041, Register's Office for Davidson County, Tennessee.

Margaret H. McKinney is now known as Margaret H. McKinney Buxton.

Robert E. Buxton joins in this instrument to convey any interest he may have in the subject property by virtue of his marriage to Margaret H. McKinney.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ( )
This is improved (X) property, known as 1911 Boscobel Street, Nashville, Tennessee 37206
(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 our hand s this 29th day of May, 2001

Margaret H. McKinney Buxton
Margaret H. McKinney Buxton

Robert E. Buxton

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 Margaret H. McKinney Buxton and husband, Robert E. Buxton

the bargainor s, 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 Hermitage, Tennessee, this 29th day of May, 2001

Commission expires 11/27/04

Notary Public

DANA DELWORTH
NOTARY PUBLIC
DAVIDSON CO

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 _____ 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