FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0- XX

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF January, 20 02

Notary Public

MY COMMISSION EXPIRES: January 29, 2005
(AFFIX SEAL)

PATRICIA NICHOLSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDQC
Recvd: 01/30/02 14:27 2pgs
Fees:12.00 Taxes:0.00
20020130-0013294

THIS INSTRUMENT WAS PREPARED BY

METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roy William Buckner (NAME)	Georgia Bank & Trust Co. of Augusta (NAME)	Map #64-13-0
4306 Woods Street (ADDRESS)	1321 Murfreesboro Rd; Suite 701 (ADDRESS)	PARCEL 43
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Nashville, TN 37217 (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, William T. Buckner and Frances N. Buckner, Trustees in trust for the benefit of Frances N. Buckner and William T. Buckner, under the terms of The* HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roy William Buckner, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL THEIR RIGHT, TITLE AND INTEREST IN AND TO THAT CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: to wit:

BEING Lot Nos. 56 and 57 of Block No. 3, on the Plan of Berryville, of record in Book 421, Page 117, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Said Lot Nos. 56 and 57 front together 100 feet on the easterly side of Wood Avenue and run back 367 feet on the northerly line and 355 feet on the southerly line to the westerly margin of the Nashville, Chattanooga, and St. Louis Railroad right-of-way, measuring 101 feet thereon.

BEING the same property conveyed to William T. Buckner and Frances N. Buckner, Trustees in trust for the benefit of Frances N. Buckner and William T. Buckner, under the terms of The William and Frances Buckner Trust dated 1-4-01, a Revocable Living Trust, by Quitclaim Deed from Frances N. Buckner and William T. Buckner, of record in Instrument 20010206-0011718, and re-recorded in Instrument 20011205-0133640, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 4306 Woods Street, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

*William and Frances Buckner Trust dated 1-4-01, a Revocable Living Trust

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 24th day of January, 20 02

William and Frances Buckner Trust dated 1/4/01

William T. Buckner, Trustee
By: William T. Buckner, Trustee

Frances N. Buckner, Trustee
By: Frances N. Buckner, Trustee

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____20_____ .

Commission expires _____ _____
Notary Public

_____

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 (or proved to me on the basis of satisfactory evidence) and who upon_____oath(s) acknowledged _____ to be the _____ 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 _____ 20_____ .

My commission expires _____ _____
Notary Public

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 William T. Buckner and Frances N. Buckner, Trustees of The William and Frances Buckner Trust dated 1/4/01, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are Trustees of The William and Frances Buckner Trust dated 1/4/01 and as such Trustees are authorized to execute this instrument on behalf of the Trust.

Witness my hand, at office, this 24th day of January, 2002.

My Commission Expires: 1/29/05

NOTARY PUBLIC

PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.