(1)

Bk 56

19040

THIS INSTRUMENT PREPARED BY:
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North, Third Floor
P.O. Box 198985
Nashville, TN 37219-8985
(615) 256-9999

Davidson County DEEDWARR
Recvd: 02/22/02 15:30 3pgs
Fees:18.00 Taxes:762.20

20020222-0023240

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $206,000.00.

Affiant

NOTARY PUBLIC

My commission expires: July 30, 2006

Name and Address of New Owner:

Joseph M. Buffler and James C. Payne
4115 Gallatin Pike
Nashville, Tennessee 37216

Send Tax Bills To:

NEW OWNER

Street Address of Subject Property:

4115 Gallatin Pike
Nashville, Tennessee 37216

Map and Parcel:

Map 61-11 Parcel 125.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN MARION LUCAS, JR., WILLIAM PONDS LUCAS AND SHERRY DIANE LUCAS GARLAND, DEVISEES UNDER THE LAST WILL AND TESTAMENT OF JOHN MARION LUCAS, SR., DECEASED, "GRANTORS,"** have bargained and sold and leased, and by these presents do transfer and convey unto **JOSEPH M. BUFFLER AND JAMES C. PAYNE, AS TENANTS IN COMMON, "GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

TRACT I:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of I.C. McMahan's Subdivision of part of the Maplewood Lands of record in Book 547, page 78, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Richard O. Lucas by Deed from George P. Howell and William H. Howell of record in Book 2343, page 99, in the Register's Office for Davidson County, Tennessee.

TRACT II:

Land in Davidson County, Tennessee, being the southerly part of Lot No. 9 and the easterly part of the southerly part of Lot No. 10 on the Plan of I. C. McMahan's Subdivision of the Maplewood

Lands, of record in Book 547, page 78, in the Register's Office for Davidson County, Tennessee, described according to a loan survey by T. R. Sanford dated June 17, 1960, as revised May 25, 1961, as follows:

Beginning at a point in the easterly line of Lot No. 9, said point being 139 1/2 feet south of the southerly margin of McMahan Avenue, and also being a common corner of Lots Nos. 7 and 8 on said Subdivision; thence with the common line between Lots Nos. 7 and 9, 88 feet, more or less to a point, the dividing line between Lots Nos. 6 and 7; thence along the rear line of Lots Nos. 9 and 10, 214 feet 8 inches to a point in a fence line; thence leaving said fence line, North 19-3/4 deg. East 80 feet to another fence line; thence following the line of said fence, eastwardly 193 feet, more or less, to the beginning.

Being the same property conveyed to Richard O. Lucas, unmarried, and John A. Pomeroy and wife, Mary Reed Pomeroy, by Deed from Castleman Construction Company, a Tennessee corporation, of record in Book 3098, page 541, in the Register's Office for Davidson County, Tennessee. By Deed of record in Book 4002, page 390, in said Register's Office, John A. Pomeroy and wife, Mary Reed Pomeroy, conveyed their one-half undivided interest in said property to Richard O. Lucas.

The said Richard O. Lucas died and by his Last Will and Testament of record in Will Book 185, page 691, in the Office of the Probate Court Clerk for Davidson County, Tennessee, said property was devised to John Marion Lucas (Sr.). The said John Marion Lucas, Sr. is now deceased, and by his Last Will and Testament of record as Instrument No. 2119/390275 in the Office of the Probate Court Clerk for Davidson County, Tennessee, said property was devised equally to his three children, namely: John Marion Lucas, Jr., William Ponds Lucas and Sherry Diane Lucas Garland.

The conveyance of the above described parcel of land is subject to the following:

1. 2002 Davidson County taxes which have been prorated between the parties and assumed by the Grantees;

2. All matters shown on the Plan of record in Book 547, page 78, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants of record in Book 636, page 369, said Register's Office.

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 Grantor does covenant with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered, unless otherwise herein set out; and further covenants and binds himself, his heirs and assigns, 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.

WITNESS our handsthis 22nd day of February, 2002.

JOHN MARION LUCAS, JR.

WILLIAM PONDS LUCAS

SHERRY DIANE LUCAS GARLAND

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 22nd day of February, 2002, before me personally appeared John Marion Lucas, Jr., William Ponds Lucas and Sherry Diane Lucas Garland, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

Notary Public

My Commission Expires:_____