PREPARED BY:
Lender's Title & Escrow LLC
2000 Glen Echo Road, Suite 104
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 03/19/02 10:53 2pgs
Fees:13.00 Taxes:299.70
20020319-0033943

WARRANTY DEED

THIS INDENTURE is made and entered into this **13th** day of **March, 2002** by and between **Hershel Oziah Key, Jr. and wife** , herein after referred to as GRANTOR, and **Larry W. Buntley and Marsha D. Buntley** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Being Lot No. 40 on the Plan of Patricia Heights, Section I, as of record in Book 2331, Pages 130 and 131, Register's Office for said county.

Said Lot No. 40 fronts a 84 feet on the northerly side of Massaan Drive and runs back between lines measuring 175.8 feet on the easterly line and 208.3 feet on the westerly line to a dead line in the rear measuring 120 feet thereon.

Being the same property conveyed to Hershel Oziah Key, Jr. and wife, Virginia Bowers Key by Warranty Deed from Hallmark Construction Company, of record in Book 2694, Page 123, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 1106 Massman Drive, Nashville, Tennessee 37217

**deceased

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Hershel Oziah Key, Jr.
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Hershel Oziah Key, Jr.** ~~**and wife**~~, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **13th** day of **March, 2002.**

Melia L. Cotham
Notary Public

My Commission Expires: 9-24-05

MELIA L. COTHAM NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Name and Address of Property Owner:
Larry W. Buntley and Marsha D. Buntley
1106 Massman Drive, Nashville, Tennessee 37217

Send Tax Statements to:
same
,

Map & Parcel 107-090-025.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$81,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Holley Newman
Affiant

Sworn to and subscribed before me, a Notary Public, this **13th** day of **March, 2002.**

Melia L. Cotham
Notary Public

My Commission Expires: 9-24-05

MELIA L. COTHAM NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

RETURN TO:

Lender's Title & Escrow LLC
2000 Glen Echo Road, Suite 104
Nashville, Tennessee 37215
22-2-014