WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/25/02 10:44 2pgs
Fees:13.00 Taxes:222.00

20020325-0035820

02B-6702

KATHLEEN D. DUPLAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF March 2002

Notary Public

MY COMMISSION EXPIRES: 1/26/00
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN TITLE & ESCROW, INC., 213-A Ward Circle, Suite 101, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
America's Home Buyers and (NAME)	ERBan Commercial Realty, L.P. (NAME)	MAP 83-3
2101 Early Avenue (ADDRESS)	P.O. Box 41162 (ADDRESS)	PARCEL 92
Nashville, Tennessee 37206-1735 (CITY) (STATE) (ZIP)	Nashville, TN 37204-1162 (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, ERBan Commercial Realty, L.P., a Buchi Family Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO America's Home Buyers and Jeffrey T. Padgett, tenants in common

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. 29 on the Plan of Pontotoc Subdivision, of record in Plat Book 547, Page 113, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to ERBan Commerial Realty, L.P. by deed from E.R, Buchi and Sharon B. Tillman, of record in Book 11273, Page 243, Register's Office for Davidson County, Tennessee. Further conveyed to ERBan Commercial Realty, L.P. by deed from Richard O. Quill, Jr, individually and as Executor of the Estate of Gloria B. Quill of record in Instrument No. 200001040000948, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to taxes for 2002 and subsequent years, easements and restrictions of record.

unimproved ( )
This is improved (X) property, known as 2101 Early Avenue, Nashville, Tennessee 37206-1735
(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 my hand this 15th day of March 2002

ERBan Commercial Realty, L.P., a Buchi Family Partnership
By: Sharon B. Tillman, Pres.
Sharon B. Tillman, Pres. of Buchi, Inc.

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 _____, _____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Sharon B. Tillman and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Pres. of Buchi, Inc. and _____ respectively of the ERBan Commercial Realty, L.P. the within named bargainor, and corporation, and that She as such Pres. of Buchi, Inc. 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 Sharon B. Tillman as such Pres. of Buchi, Inc., and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, TN on this the 15th day of March, 2002 .

My commission expires 1/24/06

KATHLEEN [illegible]
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY

Notary Public