File in Box No. 19 B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/19/02 13:13 2pgs
Fees:13.00 Taxes:1883.30

20020419-0049002

STATE OF TENNESSEE #02-4-12-B
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 509,000.00

Denise A. Alper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
16th DAY OF April, 2002

Peter Weiss
Notary Public

MY COMMISSION EXPIRES: May 28, 2003
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE PERSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DENISE A. ALPER	CAVALRY BANKING	MAP 104-14-H
(NAME)	(NAME)	
428 Prestwick Court	114 West College St.	PARCEL 041CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Murfreesboro, TN 37130	
(CITY) (STATE) (ZIP)	(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, MICHAEL J. BUCKLEY AND CHRISTINE S. BUCKLEY, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DENISE A. ALPER, UNMARRIED

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. 24 on the Revised Final Plat of Whitworth, Phase 3, Section 2, a Planned Unit Development, of record in Book 7900, Page 969, and corrected by Surveyor's Certificate of Correction, of record in Book 10270, Page 34, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Michael J. Buckley and wife, Christine S. Buckley, by Deed from Clements-Bartosh Interests, L.L.C., of record in Book 11116, Page 100, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declarations of Covenants, Conditions and Restrictions, of record in Book 8026, Page 305, Book 8282, Page 45, Book 8830, Page 249, Book 9567, Page 185, Book 9567, Page 216, Book 9567, Page 259, Book 9567, Page 301, and Book 9778, Page 27, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of Christine S. Buckley, pursuant to a Power of Attorney executed by same on the 9th day of April, 2002, of record in Instrument No 20020419-0049001, said Register's Office, and being filed for record simultaneously herewith.

unimproved ( )
This is improved (X) property, known as 428 Prestwick Court, Nashville, TN 37205
(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 16th day of April, 2002

M J Buckley
MICHAEL J. BUCKLEY
CHRISTINE S. BUCKLEY
By: Christine S. Buckley
Michael J. Buckley, Attorney-in-fact
M J Buckley

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 MICHAEL J. BUCKLEY, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 16th day of April, 2002.

My Commission Expires: 5/28/03

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 16th day of April, 2002, before me personally appeared Michael J. Buckley, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of Christine S. Buckley, and acknowledged that he executed the same as the free act and deed of the said Christine S. Buckley.

Notary Public

My Commission Expires: May 28, 2002