This space for Register's Office:

Davidson County DEEDWARR
Recvd: 05/03/02 11:17 2pgs
Fees:13.00 Taxes:596.63

20020503-0054627

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
504 Autumn Springs Court #18
Franklin, TN 37067

ADDRESS NEW OWNER:
Rodney Allen Buchannon
4202 Nebraska Avenue
Nashville TN. 37209

SEND TAX BILLS TO:
ABN AMRO Mortgage
P.O. Box 57068
Irvine, CA. 92619-7068

Tax Map : 103-04-0-191.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged, I, **Valorie Lynne Kirby, Unmarried,** hereinafter called the **Grantors**, do hereby convey unto **Rodney Allen Buchannon,** Single man ,, hereinafter called the **Grantees**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in **Davidson** County, State of Tennessee, and legally described as:

Land in Davidson County, Tennessee, being the west 50 feet of Lot No. 64 on the Map of West End Annex of record in Book 332, Page 61, Register's Office for said County, to which reference is made for a more complete description.

Said part of lot fronts 50 feet on the northerly side of Nebraska Avenue, formerly Eighth Street, and runs back between parallel lines, 158.3 feet to an alley.

Being the same property conveyed to Valorie Lynne Kirby, unmarried on June 30, 1994 by Deed of Record in Book 9396, page 790, Register's Office, Davidson County, Tennessee.

This is improved property known as 4202 Nebraska Avenue, Nashville, TN. 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTORS COVENANT with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER CONVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And We do warrant the title against all persons whomsoever, subject only to those

encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 24th day of April, 2002.

Valorie Lynne Kirby

State of Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared Valorie Lynne Kirby, known to me to be the persons whose name is subscribed to the foregoing document, who on oath stated to me that they executed the same for the purposes and consideration therein expressed, and acknowledged the same to be their free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 24th day of April, 2002.

Notary Public in and for the
State of Tennessee

KIMBERLY R. PARKER Notary Public at Large RUTHERFORD COUNTY, TN

My Commission Expires: 2-20-05

STATE OF TENNESSEE
COUNTY OF Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $161,250.00.

Affiant

Sworn and subscribed before me on April 24, 2002.

Notary Public

KIMBERLY R. PARKER Notary Public at Large RUTHERFORD COUNTY, TN

My Commission Expires: 2-20-05