THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 18908**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $369,900.00. Marie L. Hixon by Amanda S. Collins Affiant Subscribed and sworn to before me, this 15th day of MAY, 2002. Notary Public My Commission Expires: _____

GERALD G. PATTERSON NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV 21, 2005

WARRANTY DEED

Address New Owner: Ms. Marie L. Hixon 124 Windsor Drive Nashville, TN 37205	**Send Tax Bills To:** Aurura Loan Services, Inc. P.O. Box 4000 Scottsbluff, NE 69363-4000	**Tax Information:** MAP 130-01 PAR 172

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JAMES F. BUZZHARDT AND WIFE, GWYNNE F. BUZHARDT ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to MARIE L. HIXON, UNMARRIED ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 124 Windsor Drive, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of MAY, 2002.

James Buzzhardt
JAMES F. BUZZHARDT

Dwynne F. Buzhardt
GWYNNE F. BUZHARDT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, JAMES F. BUZZHARDT AND WIFE, GWYNNE F. BUZHARDT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of MAY, 2002.

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires NOV 21, 2005

My Commission Expires: _____ Notary Public

Davidson County DEEDWARR
Recvd: 05/20/02 11:01 2pgs
Fees:13.00 Taxes:1368.63

20020520-0061241

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 124 on the Plan of Bransford Realty Company's Belle Meade Golf Links Subdivision, as of record in Plat Book 421, pages 94 and 95, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to James F. Buzhardt and wife, Gwynne F. Buzhardt by deed from Stephen J. Van Dyke and wife, Elizabeth J. Van Dyke of record in Book 9664, page 61, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 421, pages 94 and 95, said Register's Office.