Davidson County DEEDWARR
Recvd: 05/24/02 14:57 3pgs
Fees:18.00 Taxes:222.00
20020524-0063737

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
		26b
Henry Bruce Buckner and wife, Lori Buckner	New Owner	Map 044-14-0
218 Edgewater Drive		Parcel 010.00
Mt. Juliet, TN 37122		11102

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205. Information furnished by the parties hereto, no title examination has been preformed by the preparer.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Vernice Bailey, a widow** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Henry Bruce Buckner and wife, Lori Buckner** (The "Grantees"), their heirs and/or assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 226, Block No. 4 on the Plan of Cumberland Terrace Subdivision, Part 1, as of record in Book 1424, page 49, Register's Office for said County.

Said Lot No. 226 fronts 75 feet on the westerly side of Martingale Drive and runs back 151.3 feet on northerly line and 148 feet on the southerly line to a dead line measuring 75 feet thereon.

Being the same property conveyed to T. E. Bailey and wife, Vernice Bailey by Warranty Deed from A. R. Wilson and wife, Vennia G. Wilson of record in Book 2273, page 259, said Register's Office for Davidson County, Tennessee. T. E. Bailey, husband of Vernice Bailey, has since died and title has vested in Vernice Bailey as the sole surviving tenant by the entirety.

This is improved property commonly known as 226 Martingale Drive, Old Hickory, Tennessee 37138.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2002 and subsequent years.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $60,000.00.

Affiant

Subscribed and sworn to before me this 22nd day of May, 2002.

Notary Public

My Commission Expires: 9-24-2007

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 22nd day of May, 2002.

Vernice Bailey by

Vernice Bailey
By: Edith M. Rinks, Attorney in Fact

Edith M. Rinks Her Attorney in Fact

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 **Edith M. Rinks**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged she executed the within instrument on behalf of Vernice Bailey and who acknowledged that she executed the same as the free act and deed of said Vernice Bailey.

WITNESS my hand and official seal at Nashville, Tennessee, this 22nd day of **May,** 2002.

Notary Public

My Commission Expires: 9-14-2005

