Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 06/17/02 11:34 2pgs
Fees:13.00 Taxes:965.70
20020617-0073008

39-B
File #02-1194

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sandra G. Singletary, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John R. Buchanan, unmarried** , hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 5 on the plan of O. H. Subdivision of Lot No. 55 and other Lots in O. B. Hayes Plan of Large Lots called "Rokeby" of record in Book 161, page 158, Register's Office for said County.

Said Lot No. 5 fronts 55 feet on the westerly margin of 17th Avenue South, formerly Addison Street, and extends back between parallel lines 157.9 feet to an alley.

Being the same property conveyed to Sandra G. Singletary by quitclaim deed from Jay M. Singletary of record in instrument No. 20011015-0112148, said Register's Office.

The property conveyed herein is subject to matters shown on the recorded plan, and Property Taxes for the current year.

This is improved property, known as: 1601 17th Avenue South, Nashville TN 37212 .

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. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants 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. 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 THE EXECUTION HEREOF this 14th day of June, 2002

Sandra G. Singletary

Sandra G. Singletary

State of Tennessee)
County of Davidson)

On this 14th day of June, 2002, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Sandra G. Singletary, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-30-05

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 261,000.00.**

Affiant

Sworn and subscribed before me on this the 14th day of June, 2002.

Notary Public

My Commission Expires: 7-30-05

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
John R. Buchanan **1601 17th Avenue South** **Nashville, TN 37212**	**NEW OWNER**	**104-8-281**