Davidson County DEEDWARR
Recvd: 06/27/02 11:18 3pgs
Fees:18.00 Taxes:370.00

20020627-0077533

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP40977

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th day of June, 2002

Notary Public

MY COMMISSION EXPIRES:

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda Ray Miller	First Horizon Home Loan Corporation d/b/a First Te	61-16-32
1204 Greenland Avenue	P.O. Box 146	
Nashville, TN, 37216	Memphis, TN 38101	

FOR AND IN 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, I/WE,

Martha Carney Buchanan, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Linda Ray Miller, unmarried and Margaret Ann Trotter, unmarried, Joint Tenants With Rights of Survivorship

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:

SEE ATTACHED LEGAL DESCRIPTION

Being the same property conveyed to Birchel Lawrence Buchanan and wife, Martha Carney Buchanan, by Warranty Deed from Dixon C. Barrett and wife, Ethel Barrett, of record in Book 1852, Page 307, Register's Office for Davidson County, Tennessee. The said Birchel Lawrence Buchanan having since died.

Unimproved ( )
This is improved (X) property known as 1204 Greenland Avenue, Nashville, TN 37216

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 my/our hand(s) this 27th day of June, 2002

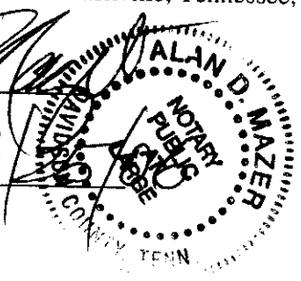
Martha Carney Buchanan by LeeDell B. Stickler AIF

Martha Carney Buchanan by
LeeDell B. Stickler, AIF

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 27th day of June, 2002, personally appeared LeeDell B. Stickler to me known to be the person who executed the foregoing instrument on behalf of Martha Carney Buchanan as Attorney In Fact, and acknowledged that LeeDell B. Stickler executed the same as the free act and deed of the said Martha Carney Buchanan.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of June, 2002



Notary Public

My Commission Expires: 3/

Schedule "A"

Land in the 11th, formerly the 18th, Civil District of Davidson County, Tennessee, being part of Tract No. 3 on the plan of the subdivision of the William Williams' Land, as of record in Plan Book 2, page 128, Chancery Court at Nashville, described according to a survey made by Ralph W. C. Lambert, Surveyor, June 7, 1950, as follows:

Beginning at a point on the southerly margin of Greenland Avenue, 407 feet westerly from the southwest corner of said Greenland Avenue and Kennedy Street; thence with the southerly margin of said Greenland Avenue, westwardly 87 feet to a point in the eastern boundary line of a part of Lot No. 3 conveyed to Harold W. Hagemeyer and wife by deed from D. C. Barrett and wife, of record in book 1634, page 103, Register's Office for said County; thence with the eastern boundary line of said Hagemeyer's property, southwardly 415 feet to the southeast corner of said Hagemeyer property, said point being in the northern boundary line of the J. K. Chappell Subdivision; thence with the northern boundary line of said Chappell Subdivision, eastwardly 87 feet to a point; thence northwardly 415 feet to the beginning.