Davidson County DEEDWARR
Recvd: 06/27/02 14:37 2pgs
Fees:13.00 Taxes:3015.50

20020627-0077793

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:
Mudter & Patterson
Attorneys-at-Law
2000 Richard Jones Rd., #110
Nashville, Tennessee 37215

FILE: Box 9B
First Title and Escrow Company, Inc.

FTEC No. 19164

The actual consideration or value, whichever is greater, for this transfer is: $ 815,000.00

Affiant

Subscribed and sworn to before me, this 25th day of June, 2002.

Notary Public

My Commission Expires:

GEORGE E. MUDTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
MR/MRS. GREGORY F. COMELLA	AMSOUTH BANK	MAP 130-13
1111 Belle Meade Boulevard	2050 Parkway Office Circle	PARCEL 25
Nashville, Tennessee 37205	Birmingham, Alabama 35244	FB# BM5155

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, ROBERT N. BUCHANAN, JR. AND WIFE, RACHELLE B. BUCHANAN, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to GREGORY F. COMELLA AND WIFE, ERIN C. COMELLA, ("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 1111 Belle Meade Boulevard, 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.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of June, 2002.

Robert N. Buchanan Jr.
ROBERT N. BUCHANAN, JR.

Rachelle B. Buchanan
RACHELLE B. BUCHANAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT N. BUCHANAN, JR. AND RACHELLE B. BUCHANAN, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of June, 2002.

Notary Public

My Commission Expires: 7/24/04

HOLLY B. GATES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT "A"

land in Davidson County, Tennessee, being the northerly 75 feet of Lot No. 1 and the southerly 50 feet of Lot No. 2 of Block 2 on the Plan of The Highlands of Belle Meade, of record in Book 547, page 180, Register's Office for said County.

Said parts of Lots Nos. 1 and 2 front together 125 feet on the westerly side of Belle Meade Boulevard and run back between parallel lines 300 feet to a dead line.

Being the same property conveyed to Robert N. Buchanan, Jr. and wife, Rachelle B. Buchanan by deed from Frances K. Bell and husband, Sam Davis Bell of record in Book 2796, page 535, 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 547, page 180, said Register's Office.