PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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104 Woodmont Blvd.
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Davidson County DEEDWARR
Recvd: 09/06/02 14:45 4pgs
Fees:23.00 Taxes:444.00
20020906-0108443

W & I Ref: SK Title No: 43585

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Michael Gilbert 132 Twin Oaks Drive Nashville, Tennessee 37211	Home Financial Group, LLC Three Maryland Farms, Suite 155 Brentwood, Tennessee 37027

TAX MAP-PARCEL NUMBERS: 163-00-0-5.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$120,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Evelyn Buchanan a (1/3 interest), Anita Buchanan Lewis, Arthur Buchanan Jr., Anthony Buchanan, Rosemary Buchanan, Armand Buchanan and Cassandra Buchanan (a 2/3 interest)**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael Gilbert** 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. 21 on the Plan of Shields Antioch Land of record in Book 57, page 111, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Arthur Buchanan and wife, Rosalyn Buchanan by deed from Georgia Guild Hooper Crawford of Record in Book 4135, page 815, Register's Office for Davidson County, Tennessee. Rosalyn Buchanan has since died, thereby leaving Arthur Buchanan as surviving tenant by the entirety. Arthur Buchanan subsequently died married and testate, by Will and Codicil of record in Will book 201, page 444, Probate Court Clerks Office for said County and by Agreed Order of the Seventh Circuit Court for Davidson County, Tennessee No. 95-P1690 the subject property was vested in Evelyn Buchanan (a 1/3 interest), Anita Buchanan Lewis, Arthur Buchanan, Jr., Anthony Buchanan, Rose Mary Buchanan, Armand Buchanan and Cassandra Buchanan (a 2/3 interest)

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2002, and subsequent years; All matters set out on the Plan, with Owner's Certificate, of record in Plat Book 57 Page 111, said Register's Office.

This instrument is executed on behalf of Evelyn Buchanan and Cassandra Buchanan by J. Greg Hardeman as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This instrument is executed on behalf of Anita Buchanan Lewis, Arthur Buchanan, Jr., Anthony Buchanan, Armand Buchanan and Rosemary Buchanan by Richard C. Eason as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit B' to this instrument and incorporated herein by reference. Rosemary Buchanan Owen and Rosemary Buchanan are one in the same person.

This is improved property, known as: 4048-4050 Moss, Nashville, Tennessee 37213

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 15th day of August, 2002 .

Evelyn Buchanan By:J. Greg Hardeman, Atty-in-Fact

Cassandra Buchanan By:J. Greg Hardeman, Atty-in-Fact

Arthur Buchanan, Jr. By:Richard C. Eason, Atty-in-Fact

Anita Buchanan Lewis By:Richard C. Eason, Atty-in-Fact

Anthony Buchanan By:Richard C. Eason, Atty-in-Fact

Armand Buchanan By:Richard C. Eason, Atty-in-Fact

Rosemary Buchanan By:Richard C. Eason, Atty-in-Fact

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $120,000.00

Affiant

Sworn and subscribed before me this 15th day of August, 2002

My Commission Expires:

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

Notary Public

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 , **J. Greg Hardeman** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Evelyn Buchanan and Cassandra Buchanan** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 15th day of August, 2002

SALLY C. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires JAN. 31, 2004

EXHIBIT "A"

To

Warranty Deed

FROM: Evelyn Buchanan a 1/3 interest,Anita Buchanan Lewis, Arthur Buchanan Jr.,Anthony Buchanan, Rosemary Buchanan, Armand Buchanan and Cassandra Buchanan a 2/3 interest

TO: Michael Gilbert

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

J. Greg Hardeman, Affiant

Sworn to and subscribed before me this

15th day of August, 2002

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:_____

My Commission Expires MAY 30, 2004

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 , **Richard C. Eason** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Anita Buchanan Lewis, Arthur Buchanan, Jr., Anthony Buchanan, Armand Buchanan and Rosemary Buchanan** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 15th day of August, 2002

SALLY C. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

EXHIBIT "B"

To

Warranty Deed

FROM: Evelyn Buchanan a 1/3 interest,Anita Buchanan Lewis, Arthur Buchanan Jr.,Anthony Buchanan, Rosemary Buchanan, Armand Buchanan and Cassandra Buchanan a 2/3 interest

TO: Michael Gilbert

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Richard C. Eason, Affiant

Sworn to and subscribed before me this
15th day of August, 2002

Notary Public

My Commission Expires:

SALLY C. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 31, 2004