PREPARED BY:
BALDWIN LAND TITLE. PLLC
717 OLD HICKORY BOULEVARD
BRENTWOOD, TN 37027

Davidson County DEEDWARR
Recvd: 10/07/02 13:32 2pgs
Fees:13.00 Taxes:1144.54

20021007-0121951

WARRANTY DEED

THIS INDENTURE is made and entered into this **26th** day of **August, 2002** between **THEODORE SPEROFF and COLLEEN SPEROFF, husband and wife** , GRANTOR, and **THOMAS E. BUSS and CYNTHIA A. BUSS, husband and wife** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **NASHVILLE,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 15 on the Plan of Harpeth Acres, Section Seven, of record in Book 2331, page 154, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Theodore and Colleen K. Speroff by deed from Carol C. Andrews of record in Book 11674, page 686, Register's Office, Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2002 which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Book 2331, page 154; Sanitary Sewer Easement of record in Book 4306, page 35; and any and all easements, right of ways, setback lines, restrictions, zoning regulations, etc. of record in the Register's Office, Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

THE ABOVE LEGAL DESCRIPTION IS IDENTICAL TO THE ONE IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

THEODORE SPEROFF
Signature of Seller

COLLEEN SPEROFF
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **THEODORE SPEROFF and COLLEEN SPEROFF, husband and wife** , the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **26th** day of **August, 2002.**

Notary Public

My Commission Expires: 9/28/02

TISHA C. LARGE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires September 28, 2002

Name and Address of Property Owner:

THOMAS E. BUSS and CYNTHIA A. BUSS
2937 MELBOURNE
MOUNT JULIET, TN 37122

Property Address:

4636 BENTON SMITH RD.
NASHVILLE, TN 37215

Person Responsible for Taxes:

ABN AMRO MORTGAGE CORPORATION
2600 W. BIG BEAVER ROAD
TROY, MI 48084

Map Group Parcel

Parcel #: 131, 15 #17

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$309,334.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **26th** day of **August, 2002.**

Notary Public

My Commission Expires: 9/28/02

TISHA C. LARGE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires September 28, 2002

RETURN TO:

BALDWIN LAND TITLE. PLLC
717 OLD HICKORY BOULEVARD
BRENTWOOD, TN 37027