WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/11/02 12:25 2pgs
Fees:13.00 Taxes:1082.25

20021011-0125224

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 292,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF September, 2002

Notary Public

MY COMMISSION EXPIRES: March 27, 2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas A. Druffel (NAME)	National City Mortgage (NAME)	MAP 115-08
404 Powder Mill Road (ADDRESS)	3232 Newmark Drive (ADDRESS)	PARCEL 75
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	Miamisburg, OH 45342 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Marjorie M. Buchanan, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas A. Druffel and wife, Margaret R. Druffel

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:

Land in Davidson County, Tennessee, being Lot No. 12 on the Map of George N. Welch, Jr's Subdivision of West Meade Village Tract, Section "B",of record in Book 1835, page 75, Register's Office for Davidson County, Tennessee, to which Map reference is hereby made for a more complete descrption thereof.

Being the same property conveyed to Herbert L. Buchanan and wife, Marjorie M. Buchanan, by deed from The Washington Realty Company of record in Book 2144, page 391, said Register's Office. Herbert L. Buchanan has since died vesting title solely in Marjorie M. Buchanan.

This conveyance is subject to (a) 2002 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 1835, page 75, said Register's Office; and (c) sewer easement of record in Book 6261, page 993, said Register's Office.

This is unimproved ( ) improved (X) property, known as 404 Powder Mill Road, Nashville, Tennessee 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 25th day of September 2002

Marjorie M. Buchanan by Murray M. Buchanan

Marjorie M. Buchanan by Murray M. Buchanan, Attorney in Fact

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 Marjorie M. Buchanan, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of September, 2002.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25 day of September, 2002, before me personally appeared Murray M. Buchanan, to me known to be the person who executed the foregoing instrument on behalf of Marjorie M. Buchanan and who acknowledged that he executed the same as the free act and deed of Marjorie M. Buchanan. Witness my hand and seal this 25 day of September, 2002.

Notary Public

My Commission Expires