WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/07/02 14:08 2pgs
Fees:13.00 Taxes:51.80
20021107-0137463

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.
My Commission Expires APRIL 28, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $14,000.00

Dannie Hodges Pres
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF OCTOBER, 2002.

Notary Public

MY COMMISSION EXPIRES: April 28, 2004.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 405 Two Mile Pike, Suite C, Goodlettsville, TN 37072-1859

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hodges and Son, Inc.	SAME	Map 91-05-0-A/Parcel 27.00 CO
(NAME)	(NAME)	
714 Hillwood Blvd.		
(ADDRESS)	(ADDRESS)	
Nashville TN 37205		
(CITY) (STATE) (ZIP)	(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, I, Ellen Lisa Buckner, unmarried, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hodges and Son, Inc., 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:

Being Lot No. 27 as shown on the Second Revision – Final Plat of Sylvan Heights, Phase Two, of record in Book 7900, page 216, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Ellen Lisa Buckner by quitclaim deed from Dannie J. Hodges of record in Book 9853, page 44, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the aforedescribed tract land.

This is unimproved property, known as 705 Islay Court, Nashville, TN 37209
(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 28th day of October, 2002.

Ellen Lisa Buckner
Ellen Lisa Buckner

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public, in and for the said County and State, personally appeared Ellen Lisa Buckner the within named bargainor(s), with whom I am personally acquainted or proved to be 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 this: 10/28/2002.

Commission expires: April 28, 2004

Larry D. Craig Notary Public

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

My Commission Expires APRIL 28, 2004