Box 17

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/15/02 13:29 2pgs
Fees:13.00 Taxes:688.20

20021115-0141905

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 186,000.00

June Moulton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
5th DAY OF November, 2002

Laura A. Kearley
Notary Public

MY COMMISSION EXPIRES: 11/26/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
June Moulton (NAME)	same (NAME)	MAP 127
7930 Highway 70 South (ADDRESS)	(ADDRESS)	PARCEL 44
Nashville, TN 37221 (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, WE, Mark O. Buckner, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO June Moulton and Sheldon Kahan

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 in the 9th, formerly the 14th Civil District of said County, being known as Lot No. 9 on the unrecorded Map of the Subdivision of Mrs. Agnes Hows Archey's Lands, and described according to a copy of a survey thereof made by S. H. Hutchison dated July 31, 1956, as follows:

Beginning at a point in the centerline of U.S. Highway 70, at the corner of Lot Nos. 8 and 9; thence with the line between said lots, North 45 deg. East 525 feet to a point in the center of Old Buffalo Road; thence with the center of the same, South 24 deg. 15' East 159 feet to a point, the corner of Lot No. 10; thence with the line between Lot Nos. 9 and 10, South 45 deg. West 482 feet to the center of U. S. Highway 70; thence with the center of same, North 39 deg. West 150 feet to the point of beginning, containing a gross area of 1.75 acres, more or less, and a net area of 1.65 acres, more or less.

Being the same property conveyed to James W. Buckner and wife, Nellie E. Buckner by deed from Kathryne S. Clark of record in Book 3571, page 467, Register's Office for Davidson County, Tennessee. The said James W. Buckner having predeceased Nellie E. Buckner and she having since died and the property vested in Mark O. Buckner by will of Nell E. Buckner of record in Will Book 4664, page 860911 Probate Court for Davidson County, Tennessee. Nellie E. Buckner and Nell E. Buckner being one and the same person.

The legal description is the same as the previous deed of record.

Taxes for the year are assumed by the Grantees herein.

unimproved ( )
This is improved (X) property, known as 7930 Highway 70 South, Nashville, TN 37221
(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 5th day of November, 2002

Mark O. Buckner by C. Edward Coomer, atty. in fact
Mark O. Buckner by C. Edward Coomer by Power of Attorney of record in Instrument No. Register's Office for Davidson County, TN

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____, _____ .

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 November 5, 2002 before me personally appeared C. Edward Coomer to me known to be the person who executed the foregoing instrument in behalf of Mark O. Buckner and acknowledged that he executed same as the free act and deed of said Mark O. Buckner for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of November, 2002.

My Commission Expires:

11/26/05

Laura A. Beasley
Notary Public