Davidson County DEEDWARR
Recvd: 12/04/02 10:10 5pgs
Fees:28.00 Taxes:185.00
20021204-0149053

[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

Suzanne K. Knutson	New Owner	Map 081-11-0
3005 Blakemore Avenue		Parcel 193.00
Nashville, TN 37212		11276 26 13

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **James A. Tillman, Successor Trustee of the Trust of E. R. Buchi, Sr. UTD July 9, 1992 as amended and restated.** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Suzanne K. Knutson, an unmarried person** (The "Grantee"), her heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the southerly one-half of Lot No. 403 on the Plan of McGavock Wetmore and Others Second Addition to Nashville, called the Addition to the Town of McGavock, as of record in Book 21, page 41, Register's Office for said County.

Said part of Lot No. 402 fronts 52 feet on the easterly side of D.B. Todd Boulevard, formerly 18th Avenue North and runs back between parallel lines 225 and ½ feet, more or less, on the northerly line and 237 feet on the southerly line, to an alley, measuring 50 feet thereon.

Being the same property conveyed to Erban Realty Company, by deed from Rodney I. Wise Trustee will full power, of record in Book 8511, page 612, said Register's Office. Erban Realty Company was a sole proprietorship owned and E. R. Buchi, Sr. E. R. Buchi, Sr. is deceased and his Last Will and Testament was filed for probate in Case Number 00P882 Probate Court for Davidson County, Tennessee. The residuary estate of E. R. Buchi, Sr. was conveyed to the E.R. Buchi, Sr. Trust UTD July 9, 1992. Said Trust has been amended and restated as provided in the attached Exhibit A.

This is unimproved property commonly known as 1624 D. B. Todd Blvd., Nashville, TN 37209.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2003 and subsequent years.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $50,000.00.

Affiant

Subscribed and sworn to before me this 20 day of December, 2002.

Notary Public

My Commission Expires: NOTARY PUBLIC, ROBERT JOHN NOTESTINE DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES SEP. 24, 2005

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 20 day of December, 2002.

Restated Trust of E. R. Buchi, Sr.
Trust UTD July 9, 1992

By: James A. Tillman
James A. Tillman, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared James A. Tillman with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of the Trust of E. R. Buchi, Sr. UTD July 9, 1992 as amended and restated and that he as such Trustee executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust by himself as Trustee.

WITNESS my hand and official seal at Nashville, Tennessee, this 2nd day of **December,** 2002.

Notary Public

My Commission Expires: ROBERT JOHN NOTESTINE
NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE
MY COMMISSION EXPIRES SEP. 24, 2005

AFFIDAVIT AND ABSTRACT OF E.R. BUCHI, SR. TRUST AGREEMENT UTD JULY 9, 1992, AS LATER AMENDED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

RE: E.R. BUCHI, SR. TRUST AGREEMENT UTD JULY 9, 1992.

Before me, the undersigned Notary Public in and for said County and State, personally appeared James A. Tillman, known to me and being first duly sworn, depose and say:

1. That, during is life, E. R. Buchi, Sr. did business as Erban Realty Company.

2. That the undersigned has examined the E.R. Buchi, Sr. Agreement UTD July 9, 1992 (hereinafter referred to as the Trust).

3. That said trust agreement has not been terminated or revoked and that it remains in full force and effect and that the Trust instrument was executed by E.R. Buchi on July 9, 1992.

4. The Trust was amended by restatement executed on July 26, 1993.

5. The trust was further amended by a Restated Revocable Trust on September 24, 1995 and July 7, 1996.

6. The trust was further amended by Amended Restated Revocable Trust on October 27, 1998.

7. The trust was further amended by the Restated Revocable Trust Agreement of E. R. Buchi, Sr. executed on June 2, 1999.

8. That James A. Tillman is the sole Successor Trustee of the E. A. Buchi, Sr. Revocable Living Trust UTD July 9, 1992 as amended and restated.

9. That the Successor Trustee has full power to encroach upon and dispose of assets contained in the corpus of the trust.

10. The Trust, grants to the Successor Trustee all of the powers granted to a trustee pursuant to T.C.A. 35-50-110.

11. It is my opinion that the Successor Trustee has full power to sell, dispose of and convey title to the real property owned by the Trust located at and described as 1624 D.B. Todd Blvd., Nashville, TN 37209.

Executed this 2nd day of December, 2002.

James A Tillman

JAMES A. TILLMAN

Sworn to and subscribed before me this 2nd day of ~~November~~ December, 2002.

NOTARY PUBLIC

My Commission Expires ROBERT JOHN NOTESTINE NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES SEP. 24, 2005

This instrument was prepared by :
Robert J. Notestine III, Atty at Law
104 Woodmont Blvd., S-115
Nashville, TN 37205