WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,100.00

x Lori Buckner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF December, 2002

Notary Public

My Commission [illegible]

MY COMMISSION EXPIRES: 7/26/03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lori Buckner (NAME)	New Owner (NAME)	MAP 72-3
218 Edgewater Drive (ADDRESS)	(ADDRESS)	PARCEL 7
Mt. Juliet, TN 37122 (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, Judy N. Reed, Donna J. Wilson a/k/a Donna Hazelton and Kathy L. Garvin, Devisees Pursuant to the Last Will and Testament of Nellie C. Lanier HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lori Buckner

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 the west 75 feet of Lot No. 260 and the south 50 feet of the west 75 feet of Lot No. 261 on the Map of Inglewood Place, of record in Book 332, page 101, said Register's Office.

Said parts of said lots front 75 feet on the northerly side of Stratford Avenue and run back between parallel lines along the margin of Oxford Street 150 feet to a dead line.

Being the same property conveyed to Lonnie E. Lanier and wife, Nellie C. Lanier, by deed from A. B. Johnson and wife, Marian T. Johnson, of record in Book 2339, page 91, said Register's Office. The said Lonnie E. Lanier and wife, Nellie C. Lanier, are both deceased, with Lonnie E. Lanier predeceasing Nellie C. Lanier. Title to the property is now vested in Judy N. Reed, Donna J. Wilson a/k/a Donna Hazelton and Kathy L. Garvin, pursuant to the Last Will and Testament of Nellie C. Lanier of record under Case No. 02P-1163, Seventh Circuit Court for Davidson County, Tennessee (Probate Division).

This conveyance is made subject to such limitations, restrictions and easements as may affect the premises.

Kathy L. Garvin joins in the execution of this instrument in her capacity as Executrix of the Estate of Nellie C. Lanier.

unimproved ( )
This is improved (X) property, known as 1301 Stratford Avenue, Nashville, TN 37216
(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 our hand s this 10th day of December, 2002

Judy N. Reed
Judy N. Reed

Kathy L. Garvin
Kathy L. Garvin

Donna Hazelton
Donna Hazelton

Kathy L. Garvin
Kathy L. Garvin, Executrix

Davidson County DEEDWARR
Recvd: 12/12/02 16:31 2pgs
Fees:13.00 Taxes:296.37

20021212-0153700

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 Judy N. Reed, Donna J. Wilson a/k/a Donna Hazelton and Kathy L. Garvin, Devisees Pursuant to the Last Will and Testament of Nellie C. Lanier the bargainor S, 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 and official seal at Nashville, Tennessee, this 11th day of December, 2002.

Commission expires 7/26/03

Notary Public

STATE OF TENNESSEE
COUNTY OF

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

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kathy L. Garvin, Executrix of the Estate of Nellie C. Lanier 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 this 11th day of December, 2002.

Notary Public

My Commission Expires: 7/26/03

My Commission