WARRANTY DEED

REBECCA HUDSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.
My Commission Expires April 10, 2004

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF FEBRUARY, 2003.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title of Hendersonville
d/b/a Services Management Co. of Tennessee
181 East Main Street, Suite 3
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael L. Buchanan	First Horizon Home Loan Corp. d/b/a First Tennessee Home Loans	MAP 61-3
(NAME) 4707 Grinstead Place	(NAME) 10741 King William Drive	PARCEL 53
(ADDRESS) Nashville, TN 37216	(ADDRESS) Dallas Texas 75220	
(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, **Peggy June Buchanan, unmarried** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael L. Buchanan and Wife, Tammy L. Buchanan** , 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. 4 on the Plan of Lindell Heights Subdivision, as of record in Plat Book 1835, Page 14, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 86 feet on the westerly side of Grinstead Place and runs back between parallel lines 150 feet to the easterly right-of-way of the N.C. & St. L. Railroad.

Being the same property conveyed to Peggy June Buchanan, unmarried by deed from Louise A. Buchanan of record in Book 9998, Page 373, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 4707 Grinstead Place, 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 my/our hand(s) this 13th day of February, 2003.

Davidson County DEEDWARR
Recvd: 02/14/03 09:52 2pgs
Fees:13.00 Taxes:262.70
20030214-0020166

Peggy June Buchanan

STATE of Tennessee
COUNTY of Sumner

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Peggy June Buchanan, unmarried, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 13th day of February, 2003.

My Commission Expires:_____

Notary Public

REBECCA HUDSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires April 10, 2004

File Number2302008
RETURN TO:
Cumberland Title of Hendersonville
d/b/a Services Management Co. of Tennessee
181 East Main Street, Suite 3
Hendersonville, TN 37075