40-A

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 07/02/03 16:14 2pgs
Fees:13.00 Taxes:506.90
20030702-0091932

ADDRESS NEW OWNER:

Chad Freedman
205 Hillsboro Place
Nashville, TN 37215

SEND TAX BILL:

RBC Mortgage Company
P.O. Box 948
Rocky Mount, NC 27802

MORTGAGEE:

RBC Mortgage Company
P.O. Box 948
Rocky Mount, NC 27802

MAP AND PARCEL:

Map 117-3-D
Parcel 205CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, George S. Buchanan and wife, Lori D. Buchanan f/k/a Lori D. Overstreet, ("Grantor"), have bargained and sold, and by these presents do transfer and convey unto Chad Freedman, ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Unit No. 205 on the Plan of Hillsboro Station Condominiums, as of record in Plat Book 6250, pages 751, 752 and 753, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to George S. Buchanan and Lori D. Overstreet, both unmarried, of record in Book 11567, page 651, said Register's Office. The said George S. Buchanan and Lori D. Overstreet have since married and Lori D. Overstreet is now known as Lori D. Buchanan.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 205 Hillsboro Place, Nashville, TN 37215.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and

possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 27th day of June, 2003.

George S. Buchanan

Lori D. Buchanan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared George S. Buchanan and wife, Lori D. Buchanan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 27th day of June, 2003.

Notary Public

My Commission Expires: 1/29/05

CATHERINE H. GWYN
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires January 29, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $137,000.00.

AFFIANT

Subscribed and sworn to before me
this 27th day of June, 2003.

NOTARY PUBLIC

My Commission Expires: 1/29/05

CATHERINE H. GWYN
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires January 29, 2006