WARRANTY DEED

MARY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires OCT. 25, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF August, 2003

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leroy Buggs (NAME)	GMAC Mortgage Corporation (NAME)	MAP 059
4944 Buena Vista Pike (ADDRESS)	100 Witmer Road (ADDRESS)	PARCEL 050.03
Nashville, TN 37218 (CITY) (STATE) (ZIP)	Horsham, PA 19044 (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, Phillip Edward Arrington

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leroy Buggs and wife, Terri N. Buggs

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 the 13th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the easterly margin of Buena Vista Pike, 200 feet North of the Northwest corner of a tract of land conveyed by deed to Henry Clay Peck and wife, from Mrs. Dorothy P. Trauernicht; thence along the Easterly margin of said Buena Vista Pike, North 18 degrees West 100 feet to a point; thence North 68 degrees 20 minutes East 167 feet more or less to the center of Whites Creek; thence along the center of Whites Creek, south 44 degrees East 120 feet more or less to a point; thence South 72 degrees West 217 feet more or less to the point of beginning, containing 48/100 acre.

BEING the same property conveyed to Elizabeth M. Arrington on the 4th day of June, 1975 by QuitClaim Deed from William J. Faimon, Trustee of record in Book 4932, page 675, Register's Office for Davidson County, TN. The said Elizabeth M. Arrington having since died testate on November 26, 1991, a resident of Davidson County, Tennessee. Pursuant to The Last Will and Testament of Elizabeth M. Arrington, Will Book 454, Page 222, Probate Court for Davidson County, Tennessee, the herein described property was devised to Linda G. Dunlap, Trustee, for the use and benefit of Phillip Edward Arrington. The attainment of age 30 by Phillip Edward Arrington, terminated said Trust. Title now vest in Phillip Edward Arrington, being the devisee under said Will, and sole heir at law of Elizabeth M. Arrington, deceased.

This conveyance is subject to taxes for the year 2003, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 4944 Buena Vista Pike, Nashville, TN 37218
(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 12th day of August, 2003

Phillip Edward Arrington

Davidson County DEEDWARR
Recvd: 08/19/03 15:25 2pgs
Fees:13.00 Taxes:351.50

20030819-0120240

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 Phillip Edward Arrington

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville Tennessee this 12th day of August, 2003.

Commission expires _____

Notary Public

MARY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires OCT. 25, 2003

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