File #200370118

Davidson County DEEDWARR
Recvd: 08/20/03 12:36 2pgs
Fees:13.00 Taxes:464.72

20030820-0120651

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,600.00

Sharon P. Piney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of August, 2003.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 2637 Murfreesboro Pike, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adam Twining and Christy Twining	Molton, Allen & Williams Mortgage	Map: 85-10-13
(NAME) 215 Walcott Drive	(NAME) 1000 Urban Center Dr., Ste. 500	Parcel:
(ADDRESS) Nashville TN 37214	(ADDRESS) Birmingham, AL 35242	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, DUNCAN J. BUIE, JR. AND MARILYN J. BUIE, HUSBAND AND WIFE, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto ADAM TWINING AND CHRISTY TWINING*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:

*husband and wife,

Land in Davidson County, Tennessee, being all of Lot No. 32, on the Plan of Section One, Stanford Country Club Estates, as shown by plat appearing of record in Plat Book 2900, Page 50, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Duncan J. Buie, Jr. and Marilyn J. Buie, husband and wife by Waranty Deed of record in Book 9888, Page 951, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Restrictive Covenants of record in Book 2993, Page 109; Sanitary Sewer and/or Storm Drainage Easement of record in Book 5180, Page 907; and, any and all matters shown on plat of record in Plat Book 2900, Page 50; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 215 Walcott Drive, Nashville, TN 37214
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 hands this 13th day of August, 2003.

Duncan J. Buie, Jr.

Marilyn J. Buie,

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Duncan J. Buie, Jr. and Marilyn J. Buie, husband and wife, who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 12th day of August, 2003.

Eileen Smith Strange

Notary Public

My Commission Expires: 11-6-06

(SEAL)

EILEEN STRANGE NOTARY PUBLIC AT LARGE CANNON CO., TENN. MY COMMISSION EXPIRES: NOVEMBER 06, 2006

Mail After Recording To:

Southern Title Services, LLC
2637 Murfreesboro Pike
Nashville, TN 37217