File #200380171

Davidson County DEEDWARR
Recvd: 10/06/03 11:13 2pgs
Fees:13.00 Taxes:333.00
20031006-0147237

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of October, 2003.

Notary Public

MY COMMISSION EXPIRES: 01/29/05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 100 Hazel Path, Lexington Bldg., Suite A, Hendersonville, TN 37075

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peggy L. Bostick and Alfred W. Bostick	SunTrust Mortgage, Inc.	Map: 136-03-C-84.00
(NAME) 3714 Colonial Heritage Drive	(NAME) 201 4th Avenue North, 7th Floor	Parcel:
(ADDRESS) Nashville TN 37217	(ADDRESS) Nashville, TN 37219	
(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, **SHERON D. BUCHANAN, A ~~MARRIED PERSON~~** ** hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto **PEGGY L. BOSTICK AND ALFRED W. BOSTICK, HUSBAND AND WIFE**, 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:

** and husband, Robert Buchanan

Land in Davidson County, Tennessee, being all of Unit No. 34, Lot 17, on the Plan of Section Two, Heritage Village of Priest Lake Park Condominiums, as shown by plat appearing of record in Plat Book 5200, Page 106, and corrected in Book 5522, Page 845, 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 Fred K. Holland, unmarried by Warranty Deed dated March 27, 1986 of record in Book 6818, Page 365 and being further conveyed to Fred K. Holland, unmarried Sheron D. Buchanan, married, as joint tenants with right of survivorship, by Quitclaim Deed dated September 20, 1999 of record in Book 11692, Page 34, Register's Office for Davidson County, Tennessee. The said Fred Kirby Holland also known as Fred K. Holland, having died on July 4, 2003.

The said property is not nor never has been the principal residence of the grantor.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions of record in Book 5097, Page 855, amended in Book 5192, Page 243, Book 5292, Page 747, Book 5292, Page 749, Book 5459, Page 679 and in Book 5522, Page 845; By-Laws of record in Book 5097, Page 862; and, any and all matters shown on plat of record in Plat Book 5200, Page 106 and corrected in Book 5522, Page 845; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 3714 Colonial Heritage Drive, Nashville, TN 37217
(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 3rd day of October, 2003.

Sheron D. Buchanan

Sheron D. Buchanan

Robert Buchanan

Robert Buchanan

STATE OF Tennessee

COUNTY OF Sumner

Before me, the undersigned Notary Public, personally appeared Sheron D. Buchanan** who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

** and husband, Robert Buchanan

Witness my hand and official seal, this 3rd day of October, 2003.

Kimberly A. Bass

Notary Public

My Commission Expires: 1-29-05

(SEAL)

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
100 Hazel Path, Lexington Bldg., Suite A
Hendersonville, TN 37075