WARRANTY DEED

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ [illegible]

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF October 2003

Notary Public

MY COMMISSION EXPIRES: 7-26-05
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Buckley (NAME)	Same (NAME)	MAP 71-16
1307 Jones Avenue (ADDRESS)	Same (ADDRESS)	PARCEL 45
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Same (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, Realty & Investment Solutions, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Buckley

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 part of Lot No. 2 on the Plan of A. B. Spann's Subdivision of the Lishey Garden, of record in Book 161, page 116, said Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the east margin of Jones Avenue at the southwest corner of the property conveyed in Book 1644, page 60, said Register's Office; thence with Grammer's south line eastwardly 150 feet; thence southwardly 50 feet; thence westerly 150 feet to said margin of Jones Avenue; thence with Jones Avenue northwardly 50 feet to the point of beginning.

Being the same property conveyed to Realty & Investment Solutions, LLC by deed from L. Hollis Bratcher of record in Book 10662, page 60, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 161, page 116, said Register's Office.

The legal description is the same as the previous deed of record.

Davidson County DEEDWARR
Recvd: 11/03/03 12:44 2pgs
Fees:13.00 Taxes:185.00
20031103-0160859

unimproved ( )
This is improved (X) property, known as 1307 Jones Avenue, Nashville, TN 37207
(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 28th day of October, 2003

Realty & Investment Solutions, LLC
By:
Matthew Puckett, Member

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____, _____ .

Commission expires _____ _____
Notary Public

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____the undersigned_____ a Notary Public within and for the State and County aforesaid, personally appeared _____Matthew Puckett_____ and _____ with whom I am personally acquainted and who upon _____his_____ oath(s) acknowledged _____himself_____ to be the _____Member_____ and _____ respectively of the _____Realty & Investment Solutions_____ the within named bargainor, and corporation, and that _____he_____ as such _____Member_____ 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 _____Matthew Puckett_____ as such _____Member_____, and attesting the same by the said _____ as such _____.

Witness my official seal at office at _____Nashville, TN 37211_____ on this the _____28th_____ day of _____2003_____ .

My commission expires _____05_____ _____
Notary Public