Davidson County DEEDWARR
Recvd: 01/08/04 07:59 2pgs
Fees:13.00 Taxes:29.60
20040108-0002928

THIS DEED PREPARED UPON INFORMATION PROVIDED BY THE PARTIES.

This Instrument Was Prepared By:
William J. Yost
Attorney and Counselor at Law
133 Holiday Court
Suite 208
Franklin, Tennessee 37064
(615) 790-9678

Send Tax Bills To:

William Brandon Buford
423 Figures Drive
Franklin, TN 37064

Map 119-14-0-A , Parcel 156.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable consideration, I, PATRICIA G. BUFORD, UNMARRIED, have bargained and sold and by these presents do transfer and convey unto my son, WILLIAM BRANDON BUFORD, his heirs and assigns forever, an undivided one-third (1/3rd) interest in land lying in Davidson County, Tennessee being more particularly described as follows:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 156 on the plan of Kingswood Condominiums, of record in Book 5200, page 520, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Patricia G. Buford, by warranty deed of Beverly Clark, unmarried, by deed of record in Book 6543, page 715, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said interest in said land, together with all improvements and appurtenances thereunto, belonging unto the said WILLIAM BRANDON BUFORD, his heirs and assigns forever.

AND I DO COVENANT with the said WILLIAM BRANDON BUFORD, his heirs and assigns, that I am lawfully seized and possessed of said interest in said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except for 1) real property taxes; 2) Deed of Trust of record in Book 6102, page 505, Register's Office of Davidson County, Tennessee; and 3) those other matters of record in the Register's Office of Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself and my heirs and representatives, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature this 6 day of January, 2004.

Patricia G. Buford
PATRICIA G. BUFORD

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public of said State and County, PATRICIA G. BUFORD, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

JEAN C. POTEETE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Witness my hand, at office, this 6th day of January, 2004.

Jean C. Poteete
NOTARY PUBLIC

My Commission Expires: 8/3/2005

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Eight Thousand and no/100 Dollars ($8,000.00), which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Patricia G. Buford
AFFIANT

JEAN C. POTEETE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Sworn to and subscribed before me this 6th day of January, 2004.

Jean C. Poteete
NOTARY PUBLIC

My Commission Expires: 8/3/2005

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