Davidson County DEEDWARR
Recvd: 01/12/04 10:25 2pgs
Fees:13.00 Taxes:566.10

20040112-0004428

WARRANTY DEED

RACHEL WILSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 31, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 153,000.00

Carrie Buck
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF December, 2003

Rachel Wilson
Notary Public

MY COMMISSION EXPIRES: ~~May 29, 2005~~
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JERRY BRENT ELLIOTT (NAME)	National Bank of Commerce (NAME)	72-3-7
1301 STRATFORD AVENUE (ADDRESS)	P.O Box 30046 (ADDRESS)	
NASHVILLE, TN 37216 (CITY) (STATE) (ZIP)	Durham, NC 27702-3046 (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, LORI BUCKNER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JERRY BRENT ELLIOTT

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 DAVIDSON COUNTY, TENNESSEE, BEING THE WEST 75 FEET OF LOT NO. 260 AND THE SOUTH 50 FEET OF THE WEST 75 FEET OF LOT NO. 261 ON THE MAP OF INGLEWOOD PLACE, OF RECORD IN BOOK 332, PAGE 101, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PARTS OF SAID LOTS FRONTS 75 FEET ON THE NORTHERLY SIDE OF STRATFORD AVENUE AND RUN BACK BERWEEN PARALLEL LINES ALONG THE MARGIN OF OXFORD STREET 150 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO LORI BUCKNER, A MARRIED WOMAN, BY DEED FROM JUDY N. REED, DONNA J. WILSON a/k/a DONNA HAZELTON, AND KATHY L. GARVIN DEVISEES PURSUANT TO THE LAST WILL AND TESTAMENT OF NELLIE C. LANIER (DECEASED) OF RECORD IN CASE NO. 02P-1163, SEVENTH CIRCUIT COURT PROBATE DIVISION FOR DAVIDSON COUNTY, TENNESSEE, OF RECORD IN INSTRUMENT 20021212-0153700 FOR DAVIDSON COUNTY, TENNESSEE.

SOURCE OF DESCRIPTION: PRIOR DEED OF RECORD

Subject property is investment property and not the principal residence of the Grantor.

unimproved ( )
This is improved (X) property, known as 1301 STRATFORD AVENUE, NASHVILLE, TN 37216
(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 19th day of December, 2003

Lori Buckner
LORI BUCKNER

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 LORI BUCKNER

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 19th day of December 2003.

Commission expires May 29, 2005

Notary Public

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