REALTY TITLE 06 BOX 48A

# OLD REPUBLIC

National Title Insurance Company
201 Fourth Avenue North, Suite 150
Nashville, Tennessee 37219-2011

Please Return To:
Realty Title & Escrow Company, Inc.
808 North Mt. Juliet Road
Mt Juliet, TN 37122

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,400.00

Marvin S Young
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 29 DAY 01-29-04, 2004.

Kevin Steinke
NOTARY PUBLIC

My Commission Expires: 09-16-07

KEVIN STEINKE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

THIS INSTRUMENT PREPARED BY:

TOM EDMONDSON, 800 Broadway, 3rd Floor, Nashville, TN 37203
NAME ADDRESS

| NAME & ADDRESS OF PROPERTY OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS: |
|---|---|---|
| Cody Wayne Calvin and Tracey Nichole Taylor (NAME) | SAME (NAME) | 053-16-0-139 |
| 101 Cassie Bell Drive (ADDRESS) | (ADDRESS) | |
| Old Hickory, TN 37138 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

## Warranty Deed

**For and in Consideration of** the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Richard Buckner; Candi Fry; Jennifer Satterfield and Russ Buckner; being all the heirs-at-law of Joyce Ellen Buckner, deceased

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Cody Wayne Calvin and Tracey Nichole Taylor

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 7 on the Plan of Pitts Avenue Subdivision of record in Plat Book 5210, Page 132, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Joyce R. Buckner by deed from Joe L. Wall and Mike Suggs d/b/a J&M Investments of record in Book 7952, page 724, Register's Office for Davidson County, Tennessee.

The said Joyce R. Buckner having since died intestate, leaving as her only heirs, Richard Buckner; Candi Fry; Jennifer Satterfield and Russ Buckner. Decedent's estate being probated in the Seventh Circuit Court of Davidson County, Probate Division, Docket No. 03P-540.

The said Joyce R. Buckner and Joyce Ellen Buckner, being one and the same person. The said Jennifer Satterfield and Jennifer Susan Satterfield being one and the same person.

This conveyance is made subject to any and all existing easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as

101 Cassie Bell Drive (House Number) (Street) Old Hickory (City) Tennessee (State) 37138 (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 29th day of January, 2004.

Richard A. Buckner
RICHARD BUCKNER

Candi Fry
CANDI FRY

Jennifer Satterfield
JENNIFER SATTERFIELD

Russ Buckner
RUSS BUCKNER

Davidson County DEEDWARR
Recvd: 02/04/04 10:12 2pgs
Fees:13.00 Taxes:315.98

20040204-0013523

**INDIVIDUAL ACKNOWLEDGMENTS:**

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Richard Buckner; Candi Fry; Jennifer Satterfield and Russ Buckner, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 29th day of January, 2004.

My Commission expires:
9-24-05

Cynthia F. Medlin
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

**CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:**

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared_____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public