RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP43152

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/02/04 13:45 2pgs
Fees:13.00 Taxes:370.00

20040702-0079237

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of June, 2004

Notary Public

MY COMMISSION EXPIRES: 3/25/06

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chad A. Buck	US Bank N.A.	119-14-29
254 Tanksley Avenue	4801 Frederica Street	
Nashville, TN, 37211	Owensboro, KY 42301	

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, I/WE,

Donald R. Garton , married

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

Chad A. Buck, single and James E. Buck and Joyce Buck, 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:

Land in Davidson County, Tennessee, being Lot No. 6 of Block "E" on the Plan of Woodbine Courts, Section 2, not of record, described according to a survey made by Blanchard and Parrish, Engineers, as follows:

Beginning at a point on the northerly margin of Tanksley Avenue at the common corner of Lots 5 and 6; thence with the line between said lots, northwardly 155.5 feet to the corner of Lots Nos. 5 and 6, 24 and 25; thence with the line between Lots 6 and 24, eastwardly 75 feet to the corner of Lots Nos. 6 and 7; thence with the line between said lots, southwardly 155.5 feet to the northerly margin of Tanksley Avenue; thence with the northerly margin of said Avenue, westwardly 75 feet to the beginning.

Being the same property conveyed to Donald R. Garton, by Quitclaim Deed from Edna Garton, A Widow, of record in Book 9031, Page 864; and by Quitclaim Deed from Norma June Garton a/k/a June Ritzman of record in Instrument No.: 200007250073406; and by Warranty Deed from Mrs. Allie Claxton of record in Book 4590, Page 256, Register's Office for Davidson County, Tennessee.

This is strictly investment property and has never been the marital residence of Grantor.

Unimproved ( )
This is improved (X) property known as 254 Tanksley Avenue, Nashville, TN 37211

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/our hand(s) this 29th day of June, 2004

Donald R. Garton

Donald R. Garton

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 Donald R. Garton, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of June, 2004

Notary Public

My Commission Expires: 3/25/06

