Davidson County DEEDWARR
Recvd: 07/07/04 13:36 2pgs
Fees:13.00 Taxes:1772.30

20040707-0080731

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 479,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June 2004

Notary Public

MY COMMISSION EXPIRES: 3/25/07
(AFFIX SEAL)

PENNY ALLISON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony S. Bucher (NAME)	Same As New Owner (NAME)	MAP 072-04-0
1431 Shelton Avenue (ADDRESS)	(ADDRESS)	PARCEL 033.00
Nashville, TN 37216 (CITY) (STATE) (ZIP)	(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, George G. Bretz and wife, Cheryl J. Bretz

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anthony S. Bucher and wife, Sally A. Bucher

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 the southerly 65 feet of Lots 17, 18, & 19 and all of Lots 30, 31 & 32 and the westerly 20 feet of Lot 29, Block "A", Inglewood Gold Club Subdivision, of record in Book 843, page 65, Register's Office for Davidson County, Tennessee; and further described according to a mortgage loan inspection made by Campbell Surveying Co., Inc., 2424 21st Avenue S., Suite 201, Nashville, TN 37212, License No. 665, dated November 5, 1993, as follows:

BEGINNING at a point in the northwesterly margin of Shelton avenue, said point being the easterly most corner of Lot 33 and the southerly most corner of the herein described property; thence northwesterly 265 feet to a point; thence northeasterly 180 feet to a point; thence southeasterly 65 feet to a point; thence northeasterly 20 feet to a point; thence southeasterly 200 feet to a point in the northwesterly margin of Shelton Avenue; thence along said Shelton Avenue 200 feet to the point of beginning.

BEING the same property conveyed to George G. Bretz and wife, Cheryl J. Bretz by Warranty Deed from John S. Frazer and wife, Carol E. Frazer of record in Book 9164, page 241, Register's Office for Davidson County, TN

This conveyance is subject to taxes for the year 2004, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 1431 Shelton 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 our hand s this 30th day of June 2004

George G. Bretz

Cheryl J. Bretz

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 George G. Bretz and wife, Cheryl J. Bretz

the bargainor s, with whom I am personally acquainted or proved to me on 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 Goodlettsville, Tennessee, this 30th day of June 2004.

Commission expires _____

Notary Public

DANIEL L. WISCHHOF NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 22, 2007

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