SSB

WARRANTY DEED

I. DYKE TATUM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $44,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH. DAY OF JULY, 2004.

Notary Public I. DYKE TATUM

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

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HENRY B. BUCKNER, V.	SAME	44-14-96
(NAME)	(NAME)	
218 EDGE WATER		
(ADDRESS)	(ADDRESS)	
MT. JULIET, TENNESSEE 37122		
(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, **MICHAEL THOMAS SMITH, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HENRY B. BUCKNER, V.**, 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 LOT NO. 81 ON THE MAP OF ROLLING GREEN SUBDIVISION, SECTION I, OF RECORD IN BOOK 1424, PAGE 75, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 81 FRONTS 94.0 FEET ON THE EASTERLY SIDE OF FOWLER STREET AND RUNS BACK BETWEEN PARALLEL LINES 172.5 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL THOMAS SMITH, UNMARRIED, BY DEED FROM BLC INVESTMENTS, INC., OF RECORD IN BOOK 9084, PAGE 21, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as 909 FOWLER STREET, OLD HICKORY, TN 37138

(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 14th day of July, 2004.

MICHAEL THOMAS SMITH

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 **MICHAEL THOMAS SMITH, UNMARRIED** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that **HE** executed the within instrument for the purposes therein contained. Witness my hand and Official seal at Nashville, Tennessee, this 14th DAY OF JULY, 2004.

Witness my hand and official seal at Nashville, Tennessee this 14th day of July, 2004.

DYKE TATUM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Commission expires: May 29, 2005

I. DYKE TATUM Notary Public

Davidson County DEEDWARR
Recvd: 07/20/04 13:37 1pgs
Fees:13.00 Taxes:162.80

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