Davidson County DEEDWARR
Recvd: 08/04/04 15:26 2pgs
Fees:13.00 Taxes:388.50

20040804-0093860

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES 3/25/07

PENNY ALLISON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

File No. G4-2094D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:
B & M Real Estate, ~~Inc.~~ LLC.
(NAME)
5461 Wilderness Trail
(STREET ADDRESS OR ROUTE NUMBER)
Whites Creek, TN. 37189
(CITY) (STATE) (P.O. ZIP)

SEND TAX BILLS TO:
New owner
(NAME)
Same
(STREET ADDRESS)
(CITY)(STATE) (ZIP)

MAP-PARCEL NUMBER
43-13-13

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, WE, **Marilyn M. Buchanan and Ben M. Buchanan, wife and husband**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **B & M Real Estate, ~~Inc.~~ LLC,** 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 the 11th, formerly the 19th Civil District of Davidson County, Tennessee, described according to a survey made by H. Gee, Surveyor, May 14, 1954, as follows:

Beginning at a point on the northerly margin of Old Hickory Boulevard at the southwest corner of the property conveyed to David T. Huggins and wife, of record in Book 2139, Page 63, Register's Office for said County, by deed from Alta Cole French, thence with the westerly line of Huggins property, north 13 deg. 19' east 303.11 feet, thence south 61 deg. 50' west 92 feet, to the eastern boundary line of the Derosset property; thence with said line south 12 deg. 44' west 301.9 feet to the northerly margin of said Boulevard, thence with the northerly margin of said Boulevard north 81 deg. 50' east 88.75 feet to the beginning.

Being the same property conveyed to Marilyn M. Buchanan and husband, Ben M. Buchanan, by Deed dated January 17, 1998, by deed from Irma Jean Brooks and Suzanne Brooks of Record in Book 10753, Page 377, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2004 taxes have been prorated between the parties and will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (XX) property, known as 301 E. Old Hickory Blvd., Madison, TN 37115.

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. Whenever 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 30th day of July, 2004.

Marilyn M. Buchanan

Ben M. Buchanan

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 Marilyn M. Buchanan and Ben M. Buchanan, wife and husband, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 30th day of July, 2004.

Commission expires 3/25/06

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ (title) for _____ (corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ (title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of July, 2004.

My Commission Expires:_____ _____

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, attorney-in-fact for _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of July, 2004.

My Commission Expires:_____ _____

Notary Public

Prepared by & Return to

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282