WARRANTY DEED

Return to:
All-Star Title, Inc.
70 Donelson Pike, Ste 201
Nashville, TN 37214
883-5883 Fax: (615) 883-7543

JAMIE CRUTCHFIELD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 142,300.00

Connie Hooper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of August, 2004

Jamie Crutchfield
Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL) 3/31/07

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Richard Buchanan	United Mortgage Lenders	Map 83
530 Skyview Drive	402 BNA Dr, Ste 205	Group 11
Nashville, TN 37206	Nashville, TN 37217	Parcel 47

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

Dale J. Jankowski and wife, Kate Jankowski

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Richard Buchanan and wife, Leia Buchanan
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. 77, on the Plan of Rolling Acres, of record in Book 1130, Page 34, Register's Office for Davidson County, Tennessee.

Said Lot No. 77 fronts 75 feet on the westerly side of Sky View Drive and runs back between parallel lines, 140 feet to a dead line in the rear.

Being the same property conveyed to Dale J. Jankowski, an unmarried man, by deed from Anthony P. LoGalbo and wife, Christy L. LoGalbo, of record in Instrument 20030404-0044394, said Register's Office.

This conveyance is subject to: (1) 2004 taxes which have been prorated and assumed by the Grantees; (2) All matters appearing on the plan of record in Book 1130, Page 34, said Register's Office.

Kate Jankowski joins in this conveyance to convey any and all marital interest she may have in said property.

Power of Attorney of record in Instrument 20040824-0102431, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 530 Skyview Drive, Nashville, TN 37206

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 hands this 20th day of August, 2004.

Dale J. Jankowski by Chuck Curran atty in fact
Dale J. Jankowski
By: Chuck Curran, Attorney-in-Fact

Kate Jankowski by Chuck Curran atty in fact
Kate Jankowski
By: Chuck Curran, Attorney-in-Fact

Davidson County DEEDWARR
Recvd: 08/24/04 16:01 2pgs
Fees:13.00 Taxes:526.51
20040824-0102432

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Chuck Curran, 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 on behalf of Dale J. Jankowski and wife, Kate Jankowski, as their Attorney-in-Fact, as the free act and deed of the within named Dale J. Jankowski and wife, Kate Jankowski.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of August, 2004.

My Commission Expires: 1/29/05

Notary Public

