WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF AUGUST, 2004.

Notary Public

MY COMMISSION EXPIRES: September 17, 2007.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katherine W. Buford	**American Home Mortgage**	**162-6 158**
(NAME) **203 Townes Drive**	(NAME) **7142 Columbia Gateway Drive**	
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **Columbia, MD 21046**	
(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, **Kay L. Dye, a single woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Katherine W. Buford, a single woman**, 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. **137** on the Plan of **Fair Oaks**, Section 2 of record in Plat Book **4460**, Page **52 & 53**, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to **Kay L. Dye, a single woman** by deed of record in Book 6814, Page 869, Register's Office for **Davidson** County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.
Power of Attorney of record in Instrument 20040809-0095850 **, said Register's Office.**

unimproved ☐

This is improved ☒ property, known as **203 Townes Drive, Nashville, TN 37211**

(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.

Davidson County DEEDWARR
Recvd: 09/02/04 12:55 2pgs
Fees:13.00 Taxes:358.90

20040902-0106376

Witness **my/our hand(s)** this **20th day of August, 2004**.

By: J.J. Love

Kay L. Dye by J.J. Love Attorney in Fact

State of Tennessee County of Davidson

On this 20th day of August, 2004 before me personally appeared J.J. Love, the person who executed the foregoing instrument on behalf of Kay L. Dye, and acknowledged that J.J. Love executed the same as the free act and deed of the said Kay L. Dye, through Power of Attorney granted J.J. Love, by the said Kay L. Dye.

Notary Public

ANTHONY ELLIS NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

Commission Expires: 09/17/07