**THIS INSTRUMENT PREPARED BY:**
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 18979G

Davidson County DEEDWARR
Recvd: 09/08/04 08:39 2pgs
Fees:13.00 Taxes:187.25
20040908-0108146

**MAP/GROUP/PARCEL:**
81-11/522

**NEW OWNER'S NAME AND ADDRESS:**
James F. Buzhardt
6341 Chickering Circle
Nashville, TN 37215

**SEND TAX BILLS TO:**
New Owner

# WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, Integrity Real Estate, LLC, hereinafter called Grantor, does hereby transfer and convey unto James F. Buzhardt, a married man, his heirs and assigns, hereinafter called Grantee, property described as follows:

**LAND in Davidson County, Tennessee, being the easterly 100.00 feet of Lot No. 176, on the Plan of D.T. McGavock's and others addition, as shown on plat of record in Plat Book 21, page 41, in the Register's Office for Davidson County, Tennessee.**

**Said part of Lot No. 176, which is a corner Lot, fronts 100.00 feet on the westerly margin of 12th Avenue North, formerly, Florence Street and extends back between parallel lines along the northerly margin of Crockrill Street, 100.00 feet to a dead line.**

BEING the same property conveyed to Grantor herein by deed of record in Instrument 20040827-0103863, Register's Office for Davidson County, Tennessee.

The subject property is improved property commonly known as 1601 12th Avenue North, Nashville, Tennessee, 37208.

Subject property is investment property for buyer.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

E L Sox, Chief Manager Integrity Real Estate LLC

Integrity Real Estate, LLC
By: Eric L. Sox, Chief Manager
**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

PERSONALLY appeared before me, the undersigned authority, Eric L. Sox, with whom I am personally acquainted, and who acknowledged that he is the Chief Manager of Integrity Real Estate, LLC, and that he, as such, and will full power to do so, executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee on this the 3rd day of September 2004.

Kate Rosenthal
NOTARY PUBLIC

KATE ROSENTHAL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES NOV. 14 2006

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration or value whichever is greater for this transfer is $50,612.00.

James B Roach
AFFIANT

Sworn to and subscribed before me, this the 3rd day of September 2004.

Kate Rosenthal
NOTARY PUBLIC

KATE ROSENTHAL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES NOV. 14 2006