PREPARED BY (AND RETURN TO):

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& BARRETT, P.C.
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Franklin TN 37064

W & I Ref:(_____) Title No: 45888
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 10/04/04 14:50 2pgs
Fees:13.00 Taxes:947.20
20041004-0119312

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Sharon A. Buchanan 4104 Outer Drive Nashville, Tennessee 37204	SAME

TAX MAP-PARCEL NUMBERS: 132-01-201

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$256,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bryan L. Sherrod, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sharon A. Buchanan, unmarried** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 17 on the Map of Rolling Meadows, of record in Book 1424, page 98 and 99, Register's Office for said County.

Said Lot No. 17 fronts 100 feet on the easterly margin of Outer Drive and extends back 239.5 feet on the southerly line and 214.4 feet on the northerly line to a dead line in the rear, measuring 136.6 feet thereon.

Being the same property conveyed to Bryan L. Sherrod, a single person by deed from Ridgely M. Graham, a single person of record in Book 9323, Page 436, Register's Office for Davidson County, Tennessee.

Kimberly K. Sherrod, spouse of Bryan L. Sherrod joins in this conveyance solely to convey any and all marital interest he may have in the above-described property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1424, Page 98 and 99, said Register's Office, which Plan shows a 60 foot minimum building set back lines from Outer Drive and a 10 foot easement for public utility purposes along the southeasterly and southwesterly lines of said lot. Easement for sanitary sewers and/or storm drainage granted to the Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 6255, Page 584, said Register's Office.

This is improved property, known as: 4104 Outer Drive, Nashville, Tennessee 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of September, 2004.

Bryan L. Sherrod

Kimberly K. Sherrod

State of TENNESSEE
County of DAVIDSON

On this 30th day of September, 2004 , before me the undersigned authority, personally appeared Bryan L. Sherrod and Kimberly K. Sherrod, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24, 2008

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $256,000.00

Affiant

Sworn and subscribed before me this the 30th day of September, 2004

Notary Public

My Commission Expires: 11.22.05

DAVIDSON COUNTY, TN