Book 44

Davidson County DEEDWARR
Recvd: 10/27/04 10:27 2pgs
Fees:13.00 Taxes:482.11

20041027-0129106

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $130,300.00. Affiant Subscribed and sworn to before me, this 25th day of October, 2004. Notary Public My Commission Expires:

LINDA TURNER RAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 28, 2006

Address New Owner As Follows: Thomas D. Buford and Deborah Buford 704 Bell Trace Cove Antioch, TN 37013	Send Tax Bills To: 1st Horizon Home Loan Corp. P. O. Box 630148 Irving, TX 75063	Map-Parcel Number: 162-16-0-E 010.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SUSANN STONE,** unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **THOMAS D. BUFORD AND WIFE, DEBORAH BUFORD**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Bell Crest, Section One, a Planned Unit Development, of record in Book 7900, page 753, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Terry E. Stone and wife, Susann Stone, by deed from Timothy A. Mills and wife, Angela H. Mills, of record in Book 11444, page 725, Register's Office for Davidson County, Tennessee. Terry E. Stone having since quitclaimed all of his right,

title and interest in and to the subject property to Susann Stone by Quitclaim Deed of record as Instrument No. 20040512-0054959, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. All matters as shown on the Plan of record in Book 7900, page 753, Register's Office for Davidson County, Tennessee.

2. Declaration of Covenants, Conditions and Restrictions for Bell Crest, a Planned Unit Development of record in Book 9408, page 320, as amended in Book 9613, page 20, said Register's Office.

3. Charter of Bell Crest Homeowner's Association, Inc., of record in Book 9421, page 454, Register's Office for said County.

4. Deeds of Conveyance of sewer lines covenants contained in instrument of record in Book 5020, page 739; Book 5025, page 614; Book 5287, page 976; and Book 5287, page 979, said Register's Office.

5. Deeds of Conveyance to Metro of record in Book 10131, pages 914 and 918, said Register's Office.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4800, page 734, and Book 6813, page 450, said Register's Office.

7. Easement of record in Book 4984, page 569, said Register's Office.

This is improved property known as 704 Bell Trace Cove, Antioch, TN 37013.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 25th day of October, 2004.

Susann Stone

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SUSANN STONE**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of October, 2004.

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: _____

My Commission Expires JULY 21, 2007

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