Davidson County DEEDWARR
Recvd: 10/29/04 11:21 2pgs
Fees:13.00 Taxes:484.70

20041029-0130056

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-754

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy West, Suite 107
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $131,000.00

Affiant

Subscribed and sworn to before me, this 26th day of October, 2004.

Notary Public
My commission expires: 09/17/05

04-0410-51565

Address of New Owner:	Send Tax Bills to:	Tax Information
Rashad Buchanan 904 Bolster Court Nashville TN 37211	New Owner	134-05-0-051.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Linda C. Clark, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Rashad Buchanan, a single man, hereinafter called the Grantees, their successors 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. 114, on the Plan of Greenwood Hills, Section Four Addition, of record in Plat Book 5210, Page 77, Register's Office for said County, to which Plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Linda C. Clark, by deed from Harvey H. Turner dated 7-8-1991, of record in Book 8413, Page 425, said Register's Office.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 904 Bolster Court, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 26th day of October, 2004.

Linda C. Clark

Linda C. Clark

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Linda C. Clark, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 26th day of October, 2004.

Theresa D. Dorsey
State of Tennessee at Large

My Commission expires 09/17/05

