Box 5

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/03/04 10:20 2pgs
Fees:13.00 Taxes:238.65

20041103-0132282

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $64,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of October, 2004.

J. WAYNE THOMAS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires SEPT. 24, 2005

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Michael Troy Haley, Attorney (NAME) | 1100 Kermit Dr Ste 204 Nashville, TN 37217 (ADDRESS)

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. David Buffington et ux Marsha O. Buffington (NAME)	SAME (NAME)	**119-14-0-A**
900 Alder Drive (STREET ADDRESS/ROUTE NUMBER)	(STREET ADDRESS)	**010.00 CO**
Nashville, TN 37220 (CITY/STATE/ZIP)	(CITY/STATE/ZIP)	

FOR AND IN 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, I/WE,

Mary McPherson, an unmarried woman

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **J. David Buffington and wife, Marsha O. Buffington**

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:

Being Unit No. 10 as shown on the Site Plan of Kingswood Condominiums, of record in Book 5200, page 520, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in Exhibit "C" of the Master Deed, as amended, establishing Kingswood Condominiums, of record in Book 6058, page 320, said Register's Office.

BEING the same property conveyed to Mary McPherson, an unmarried woman, by Warranty Deed from Ben J. Welch, Jr. and wife, Kathleen A. Welch, dated July 31, 1995, recorded August 2, 1995, of record in Book 9748, page 460, and re-recorded August 8, 1995 in Book 9755, page 587, in the Register's Office for Davidson County, Tennessee.

Subject to the following: all matters noted on Plan of record at Book 5200, page 520, Register's Office for Davidson County, Tennessee, and on Master Deed at Book 6058, page 320, said Register's Office; restrictions of record in Book 6058, page 320 and Book 5552, page 732, said Register's Office, and otherwise of record; zoning and/or health department regulations for the appropriate governmental authority, and to rights for public utilities and public rights of way and to matters which would be disclosed by an accurate survey; county property taxes for 2004 were prorated as of date of deed and paid at closing.

This is unimproved ( )
improved (X) property, known as **2929 Selena Dr., A-10** (House Number/Street) **Nashville** (City/Town) **TN** (State) **37211** (Postal Code)

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.

Witness my hand this 29th day of October, 2004.

Mary McPherson
MARY MCPHERSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mary McPherson, an unmarried woman,** the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville, TN,** this 29th **day of October, 2004.**

Notary Public

Commission Expires: 9/20/2008

MICHAEL T. HALEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.