Davidson County DEEDWARR
Recvd: 11/04/04 13:21 3pgs
Fees:18.00 Taxes:1942.50
20041104-0133149

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 $525,000.00. Marcella L Nash Affiant Subscribed and sworn to before me, this 29th day of October, 2004. Notary Public My Commission Expires: 1-26-08

Address New Owner As Follows: Marcella L. Nash and James Robertson Nash 102 Lauderdale Road Nashville, TN 37205	Send Tax Bills To: RMC Funding 215 Katherine Dr. Flowood, MS 39232	Map-Parcel Number: 103-12-0 225.00

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, **VARINA F. BUNTIN AND SPOUSE, JEFFREY BUNTIN**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **MARCELLA L. NASH AND SPOUSE, JAMES ROBERTSON NASH** 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. 21 of Block "B" on the Plan of Cherokee Park, Second Section, as of record in Book 547, page 175 and 176, Register's Office for said County.

Said Lot No. 21 fronts 60 feet on the easterly side of Lauderdale Road and runs back 158.50 feet on the southerly line and 158.58 feet on the northerly line to a dead line, measuring 67 feet thereon.

Being the same property conveyed to Varina F. Buntin by deed from George Ernest Harrison and wife, Helen S. Harrison, of record in Book 5347, page 881, Register's Office for Davidson County, Tennessee.

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 547, page 175 and 176, Register's Office for Davidson County, Tennessee.

2. Five-foot easement reserved for public utility purposes along the rear of each lot, contained in instrument of record in Book 819, page 150, said Register's Office.

This is improved property known as 102 Lauderdale Road, Nashville, TN 37205.

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 21 day of October, 2004.

Varina F. Buntin

Jeffrey Buntin

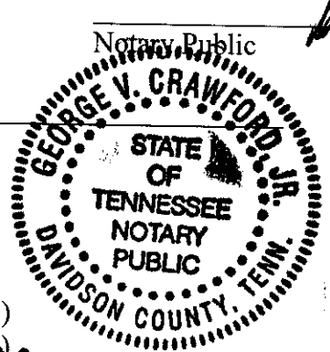
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **VARINA F. BUNTIN**, 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 28 day of October, 2004.

Notary Public

My Commission Expires:



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JEFFREY BUNTIN**, 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 28 day of October, 2004.

Notary Public

My Commission Expires:

