WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/16/04 14:08 2pgs
Fees:13.00 Taxes:466.20

20041116-0137605

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 126,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF November 2004

Notary Public

MY COMMISSION EXPIRES: 09-22-2007
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 22, 2007

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Riverg[illegible], Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sean C. Patton	Accredited Home Lenders, Inc.	MAP 041-00
(NAME)	(NAME)	
1276 Old Hickory Blvd.	15090 Avenue of Science	PARCEL 017.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	San Diego, CA 92128	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Donald R. Buchanan and wife, Ruth Buchanan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sean C. Patton

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:

Land in Davidson County, Tennessee, lying in the 10th Civil District of Davidson County, being part of Tract No. 2 as shown on the Map of K. J. Morris Lands, as of record in Book 57, page 49, described according to a survey made by Stephen A. Draper, Surveyor, March 24, 1958, as follows:

BEGINNING on the northeasterly margin of Old Hickory Boulevard at the southwest corner of the property conveyed to Cleveland B. Jones and wife, by deed from Jessie B. Jackson of record in Book 1079, page 352; thence with the northeasterly margin of said Old Hickory Boulevard, northwesterly 228 feet to an iron pin; thence North 42° 08' East 200 feet to an iron pin; thence southeastwardly and parallel with Old Hickory Boulevard 82 feet to the westerly line of said jones Property; thence with same, South 1° 05' West 255.44 feet, more or less to the beginning.

BEING the same property conveyed to Donald R. Buchanan and wife, Ruth Brim Buchanan by Warranty Deed dated November 1, 1965, from J. B. Jackson and wife, Jessie Jackson of record in Book 3955, page 296, Register's Office for Davidson County, TN

This conveyance is subject to taxes for the year 2004, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 1276 Old Hickory Blvd., Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hand s this 15th day of November, 2004

Donald R. Buchanan

Ruth Buchanan

Ruth Buchanan

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 Donald R. Buchanan and wife, Ruth Buchanan

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 15th day of November, 2004.

Commission expires 09-22-2007

Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public