Davidson County DEEDWARR
Recvd: 11/18/04 09:58 2pgs
Fees:13.00 Taxes:51.80

20041118-0138453

File # 186

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Silvia D. Buchanan	(NEW OWNER)	Map 93-16-
1001 N. Graycroft Ave		Parcel 357
Madison, TN 37115		

Return to:

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Lydia A. Hubbell, unmarried, (The "Grantor")** has bargained and sold, and by these presents does transfer and convey unto **Silvia D. Buchanan, unmarried, (The "Grantee"),** her heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No.10, in Block "C" of the Hermitage Addition, Plan of record in Book 57, pages 42 and 43, said Register's Office and further described as follows:

SAID Lot No. 10 fronts 50 feet on the east side of Donelson Street and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Lydia A. Hubbell, unmarried by warranty deed Donald R. Parks and wife, Irene Parks of record in Instrument No. 20041116-0137376 **, said Register's Office.**

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. **2005 Taxes, a lien not yet due and payable.**
2. **Metro Letter of record in Book 20040914-0110951, said Register's Office.**
3. **All matters appearing of record in Plat Book 57, pages 42 and 43, said Register's Office.**

This is improved property commonly known as 79 Donelson Street, Nashville, TN 37210.

S. B.
S. B.

STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $14,000.00.

Silvia D. Buchanan
Affiant

Subscribed and sworn to before me this 12th day of November, 2004.

Notary Public:

My Commission Expires MAR. 31, 2007

My Commission Expires: _____

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 12th day of November, 2004.

Lydia A Hubbell
Lydia A. Hubbell

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lydia A. Hubbell, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged SHE executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 12th day of November, 2004.

Notary Public

My Commission Expires MAR. 31, 2007

My Commission Expires:_____