THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 19206G

MAP/GROUP/PARCEL: 81-11/522

NEW OWNER'S NAME AND ADDRESS:
Eddie Strain
1601 12th Avenue North
Nashville, TN 37208

SEND TAX BILLS TO:
New Owner

Davidson County DEEDWARR
Recvd: 11/18/04 14:05 2pgs
Fees:13.00 Taxes:368.15
20041118-0138726

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, James F. Buzhardt, a married man, hereinafter called Grantor, does hereby transfer and convey unto Eddie Strain, his heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee, being the easterly 100.00 feet of Lot No. 176, on the Plan of D.T. McGavock's and others addition, as shown on plat of record in Plat Book 21, page 41, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 176, which is a corner Lot, fronts 100.00 feet on the westerly margin of 12th Avenue North, formerly, Florence Street and extends back between parallel lines along the northerly margin of Crockrill Street, 100.00 feet to a dead line.

The subject property is improved property commonly known as 1601 12th Avenue North, Nashville, TN 37208.

Said property was investment property for seller and was never occupied by seller.

Being the same property conveyed to the within named Grantors as of record in Instrument 20040908-0108146, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with grantees that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

James F. Buzhardt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, James F. Buzhardt, with whom I am personally acquainted, and made oath that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee on this the 16th day of November 2004.

NOTARY PUBLIC

KATE ROSENTHAL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES NOV. 14 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $99,500.00.

AFFIANT

Sworn to and subscribed before me, this the 16th day of November 2004.

NOTARY PUBLIC

KATE ROSENTHAL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES NOV. 14 2006