Davidson County DEEDWARR
Recvd: 11/22/04 08:57 3pgs
Fees:18.00 Taxes:222.00

20041122-0139528

THIS INSTRUMENT WAS PREPARED UPON INFORMATION FURNISHED BY THE PARTIES:
Howard M. Skipworth (#012469)
Attorney at Law
Suite A
Post Office Box 489
Joelton, Tennessee 37080
(no title search requested by SELLER or PURCHASER)

ADDRESS NEW OWNER(S) AS FOLLOWS: *PERRY BUCK, 2948 Claylick Road, Whites Creek, Tennessee 37189*

NAME & ADDRESS OF THE PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES: *PERRY BUCK, 2948 Claylick Road, Whites Creek, Tennessee 37189*

MAP & PARCEL NO: Map 28 Parcel 028.01

F/B: 14D 46078

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, reserving unto herself an estate for life, ***LOUISE BUCK*** aka ***BILLIE L. BUCK***, hereinafter referred to as the Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto ***PERRY BUCK***, his heirs and assigns, hereinafter referred to as Grantee, certain land in Davidson County, Tennessee, described as follows:

SEE EXHIBIT "A"

This conveyance is subject to the following: *Life estate in* ***LOUISE BUCK*** aka ***BILLIE L. BUCK.***

This is improved property known as 5025 Ridge Hill Drive, Joelton, Tennessee, 37080.

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind her heirs, successors and assigns, to warrant and forever defend the title to said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has duly executed this Warranty Deed on this the 9th day of November, 2004.

Louise Buck
LOUISE BUCK aka
BILLIE L. BUCK

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, ***LOUISE BUCK aka BILLIE L. BUCK*** 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 office at Joelton, Davidson County, Tennessee, on this the 9th day of November, 2004.

Sherrie Spann
NOTARY PUBLIC
My commission expires: 7-21-08

SHERRIE L. SPANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $60,000.00.

Perry Buck
PERRY BUCK

Subscribed and sworn to before me
this 9th day of November, 2004.

Sherrie Spann
Notary Public
My commission expires: 7-21-08

SHERRIE L. SPANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

EXHIBIT A

TRACT 1

Land in the 14th, formerly the 24th Civil District of Davidson County, Tennessee, described according to a survey made by L.R. Mefford, Jr., November 1, 1963, as follows:

Beginning at a point in the southern boundary line of the property conveyed to Edward W. Thompson and wife, by deed from Jas. E. Covington, Clerk & Master, as of record in Book 3345, page 297, Register's Office for said county, being the northwest corner of the property conveyed to Gilbert E. Martin and wife, by deed from Berlie Pemberton, of record in Book 3226, page 533, said Register's Office; thence with said Martin's western boundary line, South 2 degrees West 255 feet; thence North 80 degrees 01' West 994 feet; thence North 2 degrees 35' East 128 feet to a point in the southern boundary line of the property conveyed to Edward W. Thompson and wife, by deed from E.T. Saunders and wife, of record in Book 2959, page 237, said Register's Office, thence with same and the southern boundary line of the property conveyed to said Thompson, by deed from said Jas. E. Covington, Clerk & Master, South 87 degrees 21' East 530 feet to an iron pipe; thence North 2 degrees East 240.4 feet to an iron pipe; thence South 78 degrees 31' East 227.5 feet to an iron pipe; thence South 85 degrees 00' East 229.1 feet to an iron pipe; thence South 2 degrees 00' West 194.8 feet to the point of beginning, containing 6.5 acres, more or less.

Being the same property conveyed to Eli Josh Buck and wife, Louise Buck, by deed from Edward W. Thompson and wife, Velura Thompson, of record in Book 3761, page 529, Register's Office for Davidson County, Tennessee. Eli Josh Buck having since died.

TRACT 2

Being a certain tract or parcel of land in the 14th Civil District of Davidson County, Tennessee, described according to a survey dated March 21, 1967 by L.R. Mefford, Jr. as follows:

BEGINNING at a point in the center of a proposed road at the northwest corner of the Hillcrest Baptist Church tract; thence north 81 degrees 37' West 158 feet; thence north 89 degrees 12' West 120 feet to a point in the center of said proposed road; thence leaving said road North 89 degrees 12' West 733 feet to an iron pin; thence South 2 degrees West 194.8 feet to an iron pin; thence South 87 degrees 21' East 890 feet to an iron pin at the southwest corner of Hillcrest Baptist Church property; thence with the westerly margin of Hillcrest Baptist Church property, North 2 degrees East 219 feet to the point of beginning, containing 4.27 acres, more or less.

Being the same property conveyed to E.J. Buck aka Eli Josh Buck and wife, Louise Buck, by deed from Edward W. Thompson and wife, Velura Thompson, of record in Book 4296, page 22, Register's Office for Davidson County, Tennessee. E.J. Buck aka Eli Josh Buck having since died.

EXCLUDED FROM TRACT 2. Being Lot No. 1 of Buck Subdivision of record in Plat Book 8250, page 282, to which said plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Terry J. Buck and wife, Angela M. Buck by Quitclaim Deed from Louise Buck, unmarried, of record in Book 10063, page 776, Register's Office for Davidson County, Tennessee.