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

Our File Number: 19519G

MAP/GROUP/PARCEL:
81-10/283

Davidson County DEEDWARR
Recvd: 11/29/04 09:11 2pgs
Fees:13.00 Taxes:55.50
20041129-0141203

NEW OWNER'S NAME AND ADDRESS:
James F. Buzhardt
James F Buzhardt
634 Chickering Cir Nashville TN 37215

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, John L. Tyler, an unmarried man, hereinafter called Grantor, does hereby transfer and convey unto James F. Buzhardt, a married man, his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 340, on the Map of Harding Brothers' Plan, as shown on plat of record in Plat Book 21, page 80, in the Register's Office for Davidson County, Tennessee.

Said Lot fronts 50 feet on the east side of 23rd Avenue North and runs back between parallel lines along the north margin of an alley 157 feet to another alley in the rear.

BEING the same property conveyed to Grantor herein by deed of record in Book 8423, Page 543, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1706 23rd Avenue North, Nashville, TN 37208.

Grantee did not occupy property prior to sale and grantor does not intend to occupy property after sale.

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 Grantee 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.

John L. Tyler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, John L. Tyler, 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 19th 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 $15,000.00.

AFFIANT

Sworn to and subscribed before me, this the 19th day of November 2004.

NOTARY PUBLIC

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