Davidson County DEEDWARR
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Fees:13.00 Taxes:406.63

20050112-0004487

WARRANTY DEED

SPENCER R. TALBOT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

MY COMMISSION EXPIRES JAN 27, 2007

G-CB-04-2757

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,900.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF December, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Japheth A. Jones	OwnIt Mortgage Solutions, Inc.	
2757 Airwood Drive	(NAME) 5445 Triangle Parkway, Suite 100	
(ADDRESS) Nashville, Tennessee 37214	(ADDRESS) Norcross, GA 30092	95-12-167
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DAVID W. BUCHANAN AND WIFE, NICOLE S. BUCHANAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAPHETH A. JONES AND WIFE, AMELIA C. JONES, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Lot 1, LAKELAND, SECTION II, PHASE 1, as shown on plat of record in Plat Book 6250, page 983, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to David W. Buchanan and wife, Nicole S. Buchanan by Warranty Deed from J. Marvin Hopper, recorded the 3rd day of April, 1990, in Book 8078, Page 826, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 6250, page 983; Book 7397, page 831; Book 4754, page 522 and Book 4925, page 65, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2757 Airwood Drive, Nashville, Tennessee 37214
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 30th day of December, 2004.

David W. Buchanan

Nicole S. Buchanan

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David W. Buchanan and Nicole S. Buchanan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 30th day of December, 2004.

Notary Public

My Commission Expires:

(SEAL) 1/27/07

SPENCER R. TALBOTT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES JAN 27, 2007

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903