This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

Davidson County DEEDWARR
Recvd: 02/02/05 16:16 2 pgs
Fees:13.00 Taxes:129.50
20050202-0012530

ADDRESS NEW OWNER:
D Leniger, Trustee, PAIGE COURT TRUST
P. O. Box 1648
White House, TN 37188

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 59-11
PARCEL 264.00
13DA-68763

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, William Edward Buford, unmarried hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto D. Leniger, Trustee, PAGE COURT TRUST, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 4, on the Plan of Paige Villa, of record in Plat Book 6250, Page 557, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to William Edward Buford, by deed from Crystal F. Love and husband, Terry E. Cunningham of record in Book 9675, Page 596, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

THIS conveyance subject to such easements and setback lines of record in Plat Book 6250, Page 557, said Register's Office. This conveyance subject to mortgage payable to AmSouth Bank of record in INST: 20001207-0120749, and IRS Tax Lien of record in INST: 20040318-0030743, said Register's Office. Taxes for 2005 assumed by Grantee.

This is improved property known as 812 Paige Court, Nashville, TN 37218.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said D. Leniger, Trustee, PAGE COURT TRUST, its successors and assigns, forever; and I, William Edward Buford, unmarried do covenant with the said Grantee that I are lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 1st day of February, 2005.

William Edward Buford

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named William Edward Buford, unmarried the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 1st day of February, 2005.

Toni Barrett
NOTARY PUBLIC

TONI BARRETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5-24-08

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 35,000.—

CHIF MGR
AFFIANT

Subscribed and sworn to before me this 1st February, 2005.

Toni Barrett
NOTARY PUBLIC
My Commission Expires: 5-24-08

TONI BARRETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.