Davidson County DEEDWARR
Recvd: 02/18/05 15:26 2 pgs
Fees:13.00 Taxes:506.90
20050218-0018747

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

James M. Buck
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 16th day of February, 2005.

Notary Public

My Commission Expires: 11-22-05

DONALD R. SARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
James M. Buck and Susan E. Buck
248 Blackman Road
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
147.06-48.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Gary L. Carrigan and wife, Karen Carrigan** hereinafter referred to as Grantors, hereby transfers and conveys to **James M. Buck and Susan E. Buck, husband and wife,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Caldwell Hall, Section One, Revised,of record in Book 2900, Page 57,58 and 59, said Register's Office.

Said Lot No. 58 fronts a total of 81.46 feet on the northerly side of Black Road and runs back 155.00 feet on the westerly line and 151.6 feet on the easterly line to a line in the rear which measures 86.7 feet thereon.

Being the same property conveyed to Gary L. Carrigan and wife, Karen Carrigan from Steven Lee Traylor and wife, Carmen D. Traylor of record in Book 7169, Page 556, Register's Office for Davidson County, Tennessee, dated March 12, 1987.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 2900, Page 57-59, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 2929, Page 117, Book 2997, Page 93, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 248 Blackman Road, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 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 **GRANTEES**, 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 hand this 16th day of February, 2005.

Gary L. Carrigan

Karen Carrigan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary L. Carrigan and Karen Carrigan, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of February, 2005.

Notary Public

My Commission Expires: 11-2-08

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY