318
DPB

This instrument prepared by:
Dodson, Parker & Behm, P.C.
Suite 400, 306 Gay Street
Nashville, TN 37201
(615) 254-2291

Davidson County DEEDWARR
Recvd: 03/01/05 16:04 3 pgs
Fees:18.00 Taxes:3.70
20050301-0022639

WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Glenn S. Buckspan & wife, Suzanne Y. Buckspan 135 Lincoln Court Nashville, TN 37205	Same	Map 130-1 Parcel 68

GPB - ROM.
one thousand, eight hundred and 75 dollars (1,875.00)

FOR AND IN CONSIDERATION of the sum of ~~One Thousand and NO/100 ($1,000.00)~~ Dollars, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, Robert O. Mallernee, Jr. ("Grantor") has this day bargained and sold and does hereby transfer and convey unto Glenn S. Buckspan and wife, Suzanne Y. Buckspan (Grantees"), their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, which is described as follows:

SEE ATTACHED EXHIBIT "A"

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $1,000.00.

Subscribed and sworn to before me this the 15 day of February, 2005.

Glenn S. Buckspan
Affiant

Notary Public

My Commission Expires: 5-24-2

AARON J. HARRIS Notary Public At Large DAVIDSON COUNTY, TN

This is unimproved property located at 135 Lincoln Court, Nashville, Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record; and to any and all zoning regulations, building restrictions, and applicable laws and ordinances.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their successors, heirs and assigns, forever, Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, other than as provided and excepted herein. Grantor further covenants and binds Grantor, and Grantor's heirs and representatives to warrant and forever defend the title to said real estate to the said Grantees, their successors, heirs and assigns against the lawful claims of all persons, other than as provided and excepted herein.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FORM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 25th day of February, 2005.

Robert O. Mallernee Jr.

ROBERT O. MALLERNEE, JR.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT O. MALLERNEE, JR., the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 25th day of February, 2005.

Kelley Rich
NOTARY PUBLIC

My Commission Expires: May 29, 2005

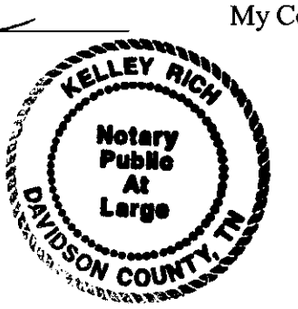
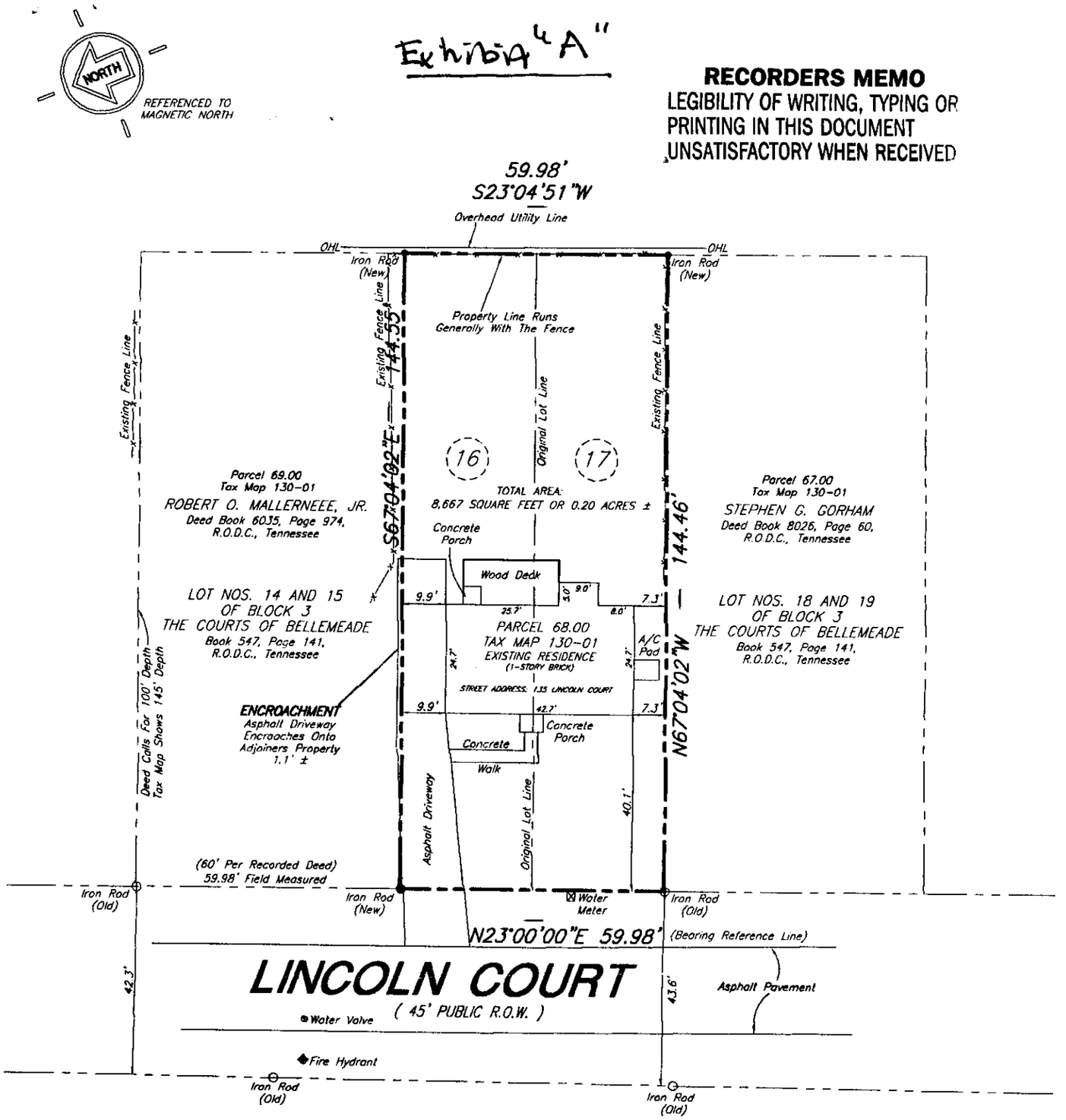


Exhibit "A"

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED



LOT SURVEY

23rd COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE,
DAVIDSON COUNTY, CITY OF BELLE MEADE, TENNESSEE

GENERAL NOTES:

1.) THIS SURVEY IS SUBJECT TO ALL GOVERNMENTAL AGENCY REQUIREMENTS FOR ANY TYPE OF DEVELOPMENT OR IMPROVEMENTS.
2.) BEARINGS BASED ON MAGNETIC NORTH.
3.) PROPERTY CURRENTLY ZONED: R10.
4.) NO TITLE REPORT FURNISHED TO THIS SURVEYOR; THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.
5.) THIS LOT IS NOT WITHIN AN AREA OF FLOOD INUNDATION AS DESIGNATED BY CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS WHICH MAKE UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT. COMMUNITY NO. 470040 - PANEL 0326F - DATED: APRIL 20, 2001.
6.) PARCEL NUMBERS SHOWN THUS (68.00) PERTAIN TO DAVIDSON COUNTY PROPERTY MAP NO. 130-01.
7.) ALL BUILDING TIE DIMENSIONS ARE PERPENDICULAR TO THE PROPERTY AND/OR R.O.W. LINES UNLESS NOTED OTHERWISE.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS OF PRACTICE FOR SURVEYORS IN THE STATE OF TENNESSEE AND THE UNADJUSTED ERROR OF CLOSURE EXCEEDS 1:10,000.

DATE: OCTOBER 21, 2004

SIGNED: JAMES G. TERRY

JAMES G. TERRY
REGISTERED LAND SURVEYOR
TENN. R.L.S. #2288
AGRICULTURE
TENNESSEE

PREPARED BY: 10/21/04
H & H LAND SURVEYING INC.
MICHAEL K. HOLMES
1001 WELLSWOOD DRIVE
NASHVILLE, TENNESSEE 37211
PHONE # 615-831-0756

OWNER: GLEN S. AND SUZANNE Y. BUCKSPAN
ADDRESS: 135 LINCOLN COURT
CITY: NASHVILLE, TENNESSEE 37205
LOT# 16 & 17- PLAN OF COURTS OF BELLE MEADE
PLAT BOOK 547, PAGE 141 R.O.D.C., TENNESSEE
SCALE: 1"= 30' DATE: OCTOBER 21, 2004
MAP: 130-01 PARCEL: 68.00
LOT AREA: 8,667 SQ.FT. OR 0.20 OF AN ACRE ±

JOB NO. 2004-1039