STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,300.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 25th day of February, 2005.

Notary Public

My Commission Expires: 12/5/07

HOLLY M. PHILLIPS NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

WARRANTY DEED

PREPARED BY & RETURN TO:

Hickory Hollow Title, LLC
301 S. Perimeter Park Drive
Suite 114
Nashville, TN 37211

Davidson County DEEDWARR
Recvd: 03/03/05 10:59 2 pgs
Fees:13.00 Taxes:600.51
20050303-0023479

ADDRESS NEW OWNER(S) AS FOLLOWS:
Thomas H. Buckton
1649 Bridgecrest Dr.
Antioch, TN 37013

SEND TAX BILLS TO:
NEW OWNER

Map & Parcel 149-15-0-A-256

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, **Jeffrey L. James, unmarried** hereinafter referred to as Grantors, hereby transfers and conveys to **Thomas H. Buckton and wife, Diana J. Buckton** 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:

Being Lot No. 315, Phase 3, Cambridge Forest Subdivision, as shown on plats of record in Instrument No. 20010628-0068483 and amended in Instrument No. 20020503-0054630, 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 Jeffrey L. James, unmarried by Warranty Deed from Ole South Properties, Inc., of record at Instrument No. 20020625-0076020, Register's Office for Davidson County, Tennessee dated June 21, 2002.

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 Instrument 20010628-0068483, and amended in Plat Instrument 20020503-0054630, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record at Instrument No. 20020221-0022797, said Register's Office.

By-laws of record at Instrument No. 20020221-0022798, said Register's Office.

Any and all visible easement lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

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 1649 Bridgecrest Dr., Antioch, TN 37013.

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 25th day of February, 2005.

Jeffrey L. James

Jeffrey L. James

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey L. James, 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 25th day of February, 2005.

Notary Public

KOLLY M. PHILLIPS NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

My Commission Expires: 12/15/07

802-HH