Davidson County DEEDWARR
Recvd: 05/18/05 10:22 2 pgs
Fees:13.00 Taxes:884.30

20050518-0055935

WARRANTY DEED

G-CD-05-4202

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,000.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF May, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006

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
Cassandra Aitken	Suntrust Mortgage, Inc.	
4202 Nebraska Avenue (ADDRESS)	201 4th Avenue North/ 7th Floor (ADDRESS)	
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	103-04-0 191.00

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 RODNEY ALLEN BUCHANNON,A SINGLE MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CASSANDRA AITKEN, UNMARRIED, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WEST 50 FEET OF LOT NO. 64 ON THE MAP OF WEST END ANNEX OF RECORD IN BOOK 332, PAGE 61, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

SAID PART OF LOT FRONTS 50 FEET ON THE NORTHERLY SIDE OF NEBRASKA AVENUE, FORMERLY EIGHTH STREET, AND RUNS BACK BETWEEN PARALLEL LINES, 158.3 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO RODNEY ALLEN BUCHANNON, SINGLE MAN BY WARRANTY DEED FROM VALORIE LYNNE KIRBY, UNMARRIED, RECORDED ON MAY 3, 2002 IN INSTRUMENT NO. 20020503-0054627, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record in Plat Book 332, page 61, in the Register's Office, Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 4202 Nebraska Avenue, Nashville, Tennessee 37209
(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 16th day of May, 2005.

Rodney Allen Buchannon

STATE OF Tennessee
COUNTY OF Davidson

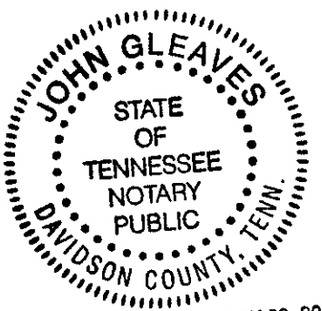
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rodney Allen Buchannon, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within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

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

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires JULY 29, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903