PROPERTY TAX INFORMATION:

OWNER: Kathy Buchanan
2905 A Anderson Road
Antioch, TN 37013

SEND TAX BILLS TO: Same

THIS INSTRUMENT PREPARED BY:

JACK E. GRITTON, Attorney
752 South Church Street
Murfreesboro, TN 37130

Map/Group: 150-5 A
Parcel: 2 CO

Davidson County DEEDWARR
Recvd: 05/24/05 11:12 2 pg
Fees:13.00 Taxes:351.50
20050524-0058510

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, we the undersigned, **Gary Nelson, Sr., married, and Gary Nelson, Jr., married**, have bargained and sold and does hereby transfer and convey unto **Kathy Buchanan,** her heirs and assigns, forever, that certain tract or parcel of real estate situated in the 2DX-04096 Civil District of Davidson County, Tennessee, and more particularly described as follows, to-wit:

Unit No. 2, being a portion of Lot No. 354 on the Plan of Forrest View Park, Section II, a Horizontal Property Regime, as of record in Book 3842, Page 238, Register's Office for Davidson County, Tennessee, and described in a Master Deed for 2905 Anderson Road Condominiums, recorded in Instrument No. 20030133-0005152, of the Register's Office for Davidson County, Tennessee, to which said reference is hereby made for a more complete and accurate legal description. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of 2905 Anderson Road Condominiums, Section 2, Forest View Park, recorded in Instrument No. 20030133-0005152, of the Register's Office for Davidson County, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

BEING a portion of the same property conveyed to Gary Nelson, Sr., married, and Gary Nelson, Jr., married, by Warranty Deed dated 11/15/02, from Lawrence J. Sacks, as Executor of the Estate of James Walter Pickle, of record in Instrument No. 20021120-0144063, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD the said real estate, together with the appurtenances, estate, title and interest thereunto belonging unto the said Grantee, her heirs and assigns, forever.

We, the undersigned, covenants with the said Grantee that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same; and that the same is unencumbered, except by lien of the 2005 property taxes which have been prorated between the

parties and the Grantors having paid their prorata share unto the Grantee at closing, the Grantee agreeing to pay the same in full when due.

We, the undersigned, further covenants and bind ourselves, our heirs and assigns, to forever warrant and defend the title to said real estate to the said Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of said real estate is to be given by the Grantors to the Grantee upon delivery of this deed.

WITNESS OUR HAND, this the 12th day of May, 2005.

Gary Nelson, Sr.

Gary Nelson, Jr.

STATE OF TENNESSEE)

ss.

RUTHERFORD COUNTY)

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid GARY NELSON, SR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument (WARRNTY DEED) for the purposes therein contained; and the said GARY NELSON, SR, to me known to be the person who executed the foregoing instrument in behalf of GARY NELSON, JR. acknowledged that he executed the same as the free act and deed of said GARY NELSON, JR., and for the purposes therein contained by virtue of a Power of Attorney duly executed by the said GARY NELSON, JR., and appearing of record in Instrument No. 20050524-0058509 in the Register's Office of Davidson County, Tennessee.

Witness my hand and seal, at Office in Murfreesboro, Tennessee.

Notary Public

My Commission Expires: 06-22-08

JACK EVANS GRITTON, II Notary At Large RUTHERFORD COUNTY, TN

STATE OF TENNESSEE

RUTHERFORD COUNTY

AFFIDAVIT OF VALUE

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 95,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, on this 12th day of May, 2005.

NOTARY PUBLIC

My Commission Expires: 06-22-08

JACK EVANS GRITTON, II Notary At Large RUTHERFORD COUNTY, TN

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