Davidson County DEEDWARR
Recvd: 06/13/05 14:48 2 PG
Fees:13.00 Taxes:606.97
20050613-0067444

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $164,045.00.

Amy N. Rockford
Affiant

Subscribed and sworn to me on June 10, 2005

NOTARY PUBLIC
MY COMMISSION EXPIRES 1/27/07

THIS INSTRUMENT WAS PREPARED BY:
Jeff T. Goodson
Community Title Company, LLC
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Lori Buckner 1800 Porter Road Nashville, TN 37206	SAME	072-16-0-011.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Charles W. Patton and wife, Sara Patton, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Lori Buckner, a married person, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot marked H. Seymore Gerregano on the Plan of Sherwood Subdivision, 1st Addition, as of record in Book 1835, page 23, Register's Office for Davidson County, Tennessee, and being more particularly described by survey of John Kohl, surveyor, dated July 27th, 1979, as follows:
>
> SAID Lot, being a corner lot on the northwesterly corner of the intersection of Porter Road and Tammany Drive, fronts 156 feet, more or less, on the northerly margin of Porter Road and 201.4 feet on the westerly margin of Tammany Drive and 24.6 feet along the curving corner at said intersection, and runs back between converging lines 285 feet, more or less, on the westerly side line and 152.3 feet on the northerly side line to a point at the rear.
>
> Being the same property conveyed to Charles W. Patton, by Warranty Deed, from Gary Taz Stevens, of record in Instrument # 20020603-0066862, dated May 30, 2002 and recorded June 3, 2002, Register's Office for Davidson County, Tennessee.
>
> The conveyance of the above-described parcel of land is subject to the following:
>
> 1. 2005 Davidson County and subsequent taxes are assumed by the Grantee;
> 2. Matters shown on Plan of Record in Book 1835, Page 23, in the Register's Office for Davidson County, Tennessee; and
> 3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
>
> This property is also known as improved property located at 1800 Porter Road, Nashville, TN 37206.

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, her successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her successors 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 our hands on June 10, 2005.

Charles W. Patton

Charles W. Patton

Sara Patton

Sara Patton

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 10, 2005, before me personally appeared Charles W. Patton and wife, Sara Patton, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on June 10, 2005.

NOTARY PUBLIC

My Commission Expires: 1/27/07

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE