(1)

Davidson County DEEDWARR
Recvd: 07/21/05 13:33 2 pgs
Fees:13.00 Taxes:809.93

20050721-0085031

# WARRANTY DEED

B-CBB-05-1511

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,900.00

Jaukque U. Buford Chantay M Steptoe-Buford
Affiant

Subscribed and sworn to before me, this 15th DAY OF July, 2005.

Notary Public

MY COMMISSION EXPIRES: 11/24/07
(AFFIX SEAL)

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 |
|---|---|---|
| Daniel Fell | Homecomings Financial Network | |
| 1511 Russell Street | (NAME) 2101 Rexford Road | 83-13 385.00 |
| (ADDRESS) Nashville, Tennessee 37206 | (ADDRESS) Charlotte, NC 28211 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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 CHANTAY M. STEPTOE-BUFORD AND JAUKQUE U. BUFORD, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DANIEL FELL, 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:

BEING LOT NO. 57, BLOCK "G" ON THE PLAN OF LINDSLEY PROPERTY, AS OF RECORD IN PLAN BOOK 2, PAGE 92, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CHANTAY M. STEPTOE-BUFORD AND HUSBAND, JAUKQUE U. BUFORD BY QUITCLAIM DEED FROM CHANTAY STEPTOE, RECORDED DECEMBER 14, 1999 IN INSTRUMENT NO. 19991214-0302661, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING THE SAME PROPERTY CONVEYED TO CHANTAY M. STEPTOE BY DEED RECORDED NOVEMBER 18, 1992 IN BOOK 8790, PAGE 37, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1511 Russell Street, Nashville, Tennessee 37206
(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 15th day of July, 2005.

Chantay M. Steptoe-Buford
Chantay M. Steptoe-Buford

Jaukque U. Buford
Jaukque U. Buford

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chantay M. Steptoe-Buford and Jaukque U. Buford, 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 15th day of July, 2005.

Notary Public

My Commission Expires: 11/24/07

(SEAL)



**RETURN TO:**

2012 21st Avenue South
Nashville, TN 37212

615.383.2903