Davidson County DEEDWARR
Recvd: 08/02/05 11:28 2 pgs
Fees:13.00 Taxes:203.50
20050802-0090233

State of Tennessee
County of Davidson

The actual consideration or value, whichever greater, for this transfer is $55,000.00.

Subscribed and sworn to before me, this 25th day of July, 2005.

JESSICA TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE
My Commission Expires MAY 24, 2008

Affiant

Notary Public

My Commission Expires:

File No. N14203

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
First National Financial Title Svs., Inc.
25 Century Boulevard
Suite 203
Nashville, TN 37214

ADDRESS OF NEW OWNER:		SEND TAX BILLS TO:	
NAME: Eric J. Buchanan		NAME: Eric J. Buchanan	
STREET ADDRESS: 2170 B Rock City Street		STREET ADDRESS: 2170 B Rock City Street	
CITY: Nashville	STATE: Tennessee	CITY: Nashville	STATE: Tennessee
ZIP CODE: 37216		ZIP CODE: 37216	
MAP & PARCEL NO.: 072-22-0/504.00			

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Willie L. Owens, Jr. and Annette Owens

Hereinafter called Grantors have, bargained and sold, and by these presents does hereby transfer and convey unto Eric J. Buchanan

Hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson County, State of Tennessee, more particularly described as follows:

Being Lot No. 22-B on the Plan of W.A. & R.R. Maxey Subdivision, Zone Lot Division of Lot 22 of record in Book 6200, Page 374, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

BEING the same property conveyed to Willie L. Owens, Jr. and Annette Owens by Deed from MJM realty Holdings, Inc., dated 01/14/04, recorded 01/20/04, as Document No. 20040120-0007287, Davidson County, Tennessee.

This is improved property known as 2170 B Rock City Street, Nashville, TN 37216

To have and to hold the said tract or parcel of land, with all the appurtenance, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and we do covenant with the said Grantee 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, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 25th day of July, 2005.

Willie L. Owens, Jr.

Annette Owens

State of Tennessee }
County of Davidson } ss

On this the 25th day of July, 2005, before me, the undersigned Notary Public, personally appeared **Willie L. Owens, Jr. and Annette Owens**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

JESSICA TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My commission expires _____

My Commission Expires MAY 24, 2008

WARRANTY DEED