WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $36,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: 7-29-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian ~~Garraett~~ Garrett	Brian ~~Garraett~~ Garrett	82-04-0-149
(NAME) 1020 N 7th St.	(NAME) 1020 N 7th St.	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Deborah Skipper and Charlesetta Buchanan and Marvin Buchanan and Eric Buchanan and Daryal Buchanan and Reeynold Buchanan and Shakia Buchanan and Tyrone Buchanan, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian ~~Garraett~~ Garrett, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Exhibit "A"

Davidson County DEEDWARR
Recvd: 08/03/05 15:09 4 pgs
Fees:23.00 Taxes:133.20

20050803-0091263

unimproved ☐

This is improved ☒ property, known as 1020 N 7th St., Nashville, TN 37207

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 04 day of February, 2005.

Marvin Buchanan

Deborah Skipper

Eric Buchanan

Charlesetta Buchanan

Tyrone Buchanan

Shakia Buchanan by Deborah Skipper atty in fact

Reeynold Buchanan by Deborah Skipper atty in fact

Daryal Buchanan

STATE OF TENNESSEE

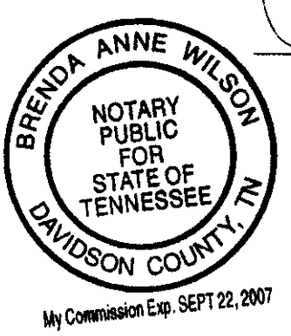
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Tyrone Buchanan, Daryal Buchanan, Eric Buchanan, Marvin Buchanan, Charlesetta Buchanan, and Deberoh Skipper, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 04 day of March 2005.

Witness my hand and official seal at Nashville, Tennessee this.

Commission expires:



Brenda Wilson

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Deborah L. Skipper, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Reeynold Buchanan and Shakia Buchanan and acknowledged that he/she executed the same as the free act and deed of the said Reeynold Buchanan and Shakia Buchanan

Witness my hand and official seal at
Nashville, Tennessee
on this the 4th day of March, 2005.

NOTARY PUBLIC

My Commission Expires: _____



My Commission Expires JULY 29, 2006

Exhibit "A"

Land in Davidson County, Tennessee, being Lot 24, SUBDIVISION OF MCFERRIN LANDS, WILLS, SHARPE AND CRUTCHER ADDITION, as shown on plat of record in Plat Book 57, Page 82, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to within named Grantors by Affidavit of Heirship recorded in Instrument No. 20050803-0091260, Register's Office for Davidson County, Tennessee.