Box 17

Davidson County DEEDWARR
Recvd: 08/17/05 15:27 3 pg
Fees:18.00 Taxes:37.00

20050817-0097872

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August 2005

Notary Public

MY COMMISSION EXPIRES: 4/26/05 (AFFIX SEAL)

LAURI A. BEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dejuan Buford (NAME)	same (NAME)	MAP 81-16
1200 Division St Suite 102 (ADDRESS)	(ADDRESS)	PARCEL 561
Nashville TN 37203 (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, Janet M. Hosale

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dejuan Buford

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:

Land in Davidson County, Tennessee, within the corporate limits of the City of Nashville, and being Lot No. 8 on the Plan of the Narcissa Smith property in North Nashville, sometimes called Captain Jack Smith's Plan, not of record, described as follows:

Beginning on the westerly margin of 11th Avenue, North, formerly Cumberland Street, 290 feet northerly from the northerly margin of Jackson Street, being the corner of Lot Nos. 7 and 8; thence with the westerly margin of said Avenue, northerly 50 feet to the southerly margin of an alley; thence with the southerly margin of said alley, westerly 140 feet to the easterly margin of another alley; thence, with the easterly margin of the last mentioned alley, southerly, 50 feet to the corner of Lot Nos. 7 and 8; thence easterly with the line between said two lots, 140 feet to the beginning.

Being the same property conveyed to Janet M. Hosale by deed from Johnny Burroughs and wife, Linda Burroughs of record in Instrument No. 20050302-0023171, Register's Office for Davidson County, Tennessee.

This is investment property. Spouse of Grantor has not interest in said property and has never resided in same.

CONTINUED

unimproved (X)
This is improved ( ) property, known as 1015 11th Avenue North, Nashville, TN 37208
(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 my hand this 15th day of August, 2005

Janet M. Hosale

Janet M. Hosale

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janet M. Hosale

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 8th day of August 2005.

Commission expires 4/26/08

LAURI A. BEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Laura A. Beasley
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

Taxes for the year 2005 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.