THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 08/19/05 08:18 3 pgs
Fees:18.00 Taxes:415.86
20050819-0098808

Our File Number: 21754S

MAP/GROUP/PARCEL: 081-10-0-283.00

NEW OWNER'S NAME AND ADDRESS:
ERNESTINE D. NIXON
1706 23RD AVENUE N.
NASHVILLE, TN 37208

SEND TAX BILLS TO: Guaranty Trust Company
316 Robert Rose Drive
Murfreesboro, TN 37129-1218

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, JAMES F. BUZHARDT, a married man, hereinafter called Grantor, does hereby transfer and convey unto, ERNESTINE D. NIXON, AN UNMARRIED WOMAN her heirs and assigns, hereinafter called Grantee, property described as follows:

SEE ATTACHED EXHIBIT A

The subject property is improved property known as 1706 23RD AVE. N., NASHVILLE, TN 37208.

BEING the same property conveyed to Grantor herein by deed of record in INSTRUMENT NO. 20041129-0141203, Register's Office for DAVIDSON, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

THIS IS INVESTMENT PROPERTY AND HAS NEVER BEEN THE PRIMARY RESIDENCE OF JAMES F. BUZHARDT OR HIS SPOUSE.

JAMES F. BUZHARDT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, JAMES F. BUZHARDT, a married man, executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in NASHVILLE, Tennessee on this the 16th day of August, 2005.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/30/06

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $112,395.00.

AFFIANT

Sworn to and subscribed before me, this the 16th day of August, 2005.

NOTARY PUBLIC
MY COMMISSION EXPIRES: March 21, 2009

TIFFANY R. ADDISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. March 21, 2009

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 340, J. M., T. J. and G. W. Hardings Plan, as shown on plat of record in Plat Book 21, Page 80, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to James F. Buzhardt, a married man, by deed from John L. Tyler, an unmarried man, executed 11/19/04 and filed for record on 11/29/04 in Instrument No. 20041129-0141203, Register's Office for Davidson County, Tennessee.