Davidson County DEEDWARR
Recvd: 08/26/05 08:20 2 pgs
Fees:13.00 Taxes:649.35

20050826-0102050

WARRANTY DEED

G-CD-05-1619

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$100,010.00~~ $175,500.00

Margaret H. Buxton
Affiant

Subscribed and sworn to before me, this 19th DAY OF August, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

My Commission Expires JULY 29, 2006

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
Margaret H. Buxton	Countrywide Home Loans, Inc.	
1613 7th Avenue North	(NAME) 3011 Armory Drive, Suite 120	81-12-C-2.00 CO
(ADDRESS) Nashville, Tennessee 37208	(ADDRESS) Nashville, TN 37204	
(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 JULIUS OLDS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARGARET H. BUXTON AND ROBERT E. BUXTON, JR., WIFE AND HUSBAND, 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:

Land in Davidson County, Tennessee, being Unit B, 1613 7TH AVENUE TOWNHOMES, as established under Master Deed of record in Instrument 20041115-0136919, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit, together with an undivided interest in the common elements as shown on said master deed.

Being part of the same property conveyed to Julius Olds by Quitclaim Deed from Bessie May Williams and Wayne Madole Williams recorded March 25, 2004, in Instrument No. 20040325-0033936, Register's Office for Davidson County, Tennessee; and

Being part of the same property conveyed to Bessie May Williams by Final Decree Confirming Sale recorded February 2, 1990, in Book 8038, Page 374, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a) 2005 property taxes, which have been prorated and assumed by the grantee(s) herein; b) Instruments of record in Book 21, Page 105; Inst. No. 20041115-0136919; and Inst. No. 20041122-0139584; said register's office; and c) any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1613 7th Avenue North, Nashville, Tennessee 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 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 19th day of August, 2005.

Julius Olds

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Julius Olds, 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 19th day of August, 2005.

Notary Public

My Commission Expires:

(SEAL)

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

My Commission Expires JULY 29, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903