PLEASE RECORD AND RETURN TO:
THIS INSTRUMENT PREPARED BY:
FORSYTHE TITLE AND ESCROW
2525 WEST END AVE, SUITE 350
NASHVILLE, TN 37203

Davidson County DEEDWARR
Recvd: 09/01/05 15:12 2 pgs
Fees:13.00 Taxes:610.50

20050901-0105287

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064

Map & Parcel: 147-1-218

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
~~New Owner~~	James G. Buckley 329 Binkley Drive Nashville, TN 37211	~~First Horizon Home Loans Corporation d/b/a First Tennessee Home Loans~~

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **LLOYD ALLEN HACKETT and wife, CAROL JEAN HACKETT**, have bargained and sold and by these presents do transfer and convey unto **JAMES G. BUCKLEY**, his heirs and assigns forever, the following described property, to wit:

an unmarried person and Carey A. Sloan, an unmarried person

Land in Davidson County, Tennessee, being Lot 331, as shown on the map entitled Caldwell Hall, Section Three, of record in Plat Book 2900, page 131, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lloyd Allen Hackett and wife, Carol Jean Hackett by deed from Alfred G. Windquist and wife, Diane T. Windquist, of record in Book 5183, page 962, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, his heirs and assigns forever.

AND WE DO COVENANT with the said Grantee, his heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. **2005 Davidson County property taxes are a lien but not yet due and payable. Said taxes have been prorated as of the date of this instrument, with Grantee assuming responsibility for payment of same.**

2. **All matters as shown on the Plan of record in Plat Book 2900, page 131, Register's Office for Davidson County, Tennessee.**

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 26th day of August, 2005.

LLOYD ALLEN HACKETT

CAROL JEAN HACKETT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **LLOYD ALLEN HACKETT and wife, CAROL JEAN HACKETT**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this 26th day of August, 2005.

My Commission Expires:
July 26, 2008

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of **$165,000.00.**

Affiant

Sworn to and subscribed before me on this 26th day of August, 2005.

My Commission Expires:
02/25/2009

Notary Public

RACHEL NEAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 25 2009