03

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $74,900.00

James Lewis Fry
Affiant

Subscribed and sworn to before me, this 31st day of August, 2005.

Notary Public
My commission expires: ~~02/22/09~~ 11/22/08

Deborah K. Devine
State of Tennessee
Notary Public
Davidson County

03-0508-32994

Address of New Owner:	Send Tax Bills to:	Tax Information
James Lewis Fry	Option One Mortgage	93-16-402
128 Meredith Avenue	P.O. Box 949	
Nashville TN 37210	Orange, CA 92856	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James W. Southerland and wife, Miriam A. Southerland, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to James Lewis Fry and Yolanda Tecora Buchanan, hereinafter called the Grantees, their successors 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, being Lot No. 1, on the Plan of Hermitage Annex Subdivision, of record in Book 2854, Page 132, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Beginning at a point in the northerly margin of Meredith Street being 68.5 feet west of the intersection of Duncan Street; thence northwardly with the westerly boundary of Lot No. 2, 82 feet to a point; thence north 83 degrees 24 minutes west, 45.8 feet to a concrete monument in the easterly margin of a 20-foot alley. Thence with the margin of said alley south 6 degrees 30 minutes West 40.3 feet to a concrete monument; thence south 84 degrees 34 minutes west, 25 feet to a concrete monument; thence 21 degrees 59 minutes east, 65 feet to a point in the northerly margin of Meredith Street; thence north 57 degrees 51 minutes east with said margin of Meredith Street, 52.5 feet to the point of beginning.

Being the same property conveyed to James W. Southerland and wife, Miriam A. Southerland by deed from LaDonya Nicole Robertson, unmarried, dated May 19, 2005, of record in Instrument No. 20050601-0061931, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 128 Meredith Avenue, Nashville, TN 37210

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 10/04/05 10:20 2 pgs
Fees:13.00 Taxes:277.13
20051004-0119083

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 31th day of August, 2005.

James W. Southerland By: Stephen Fouche, Atty in Fact

Miriam A. Southerland By: Stephen Fouche, Atty in Fact

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 Stephen Fouche, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes herein contained, and who further acknowledged that he is the attorney in fact for James W. Southerland and wife, Miriam A. Southerland, and that he is authorized by them to execute this instrument on their behalf.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of August, 2005.

11/22/08
Commission expires

Deborah K. Devine
State of Tennessee Notary Public
Davidson County

Notary Public