Davidson County DEEDWARR Recvd: 10/25/05 15:16 2 pgs Fees:13.00 Taxes:555.00 20051025-0128934 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $150,000.00 Carrie Tiesler Affiant Subscribed and sworn to before me, this 6th day of October, 2005. Shauna Daniels Notary Public My commission expires: MY COMMISSION EXPIRES: November 22, 2008

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Maria M. Buzogany	New Owner	**Map 62-2-O-A, Parcel 77-CO**
2714 River Bend Drive		
Nashville, TN 37214		

FOR AND IN 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 ACKNOWLEDGE, WE,

David S. Alley and Stephen D. Alley, sole beneficiaries and heirs at law of Jayne C. Alley, deceased

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

Maria M. Buzogany, unmarried

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, being Lot No. 63-B on the Plan of River Trace Estates, Phase I, Section 1 of record in Plat Book 6250, pages 996 and 997, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jayne C. Alley, by Quitclaim Deed, from David S. Alley, Executor of the Estate of Paul D. Alley and Jayne C. Alley, widow of Paul D. Alley, of record in Book 8706, page 505, Dated August 15, 1992, Register's Office for Davidson County, Tennessee. Jayne C. Alley is now deceased and the Will probated in Case No. 01P1164 of record Probate Court, Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6250, pages 996 and 997, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 6851, page 370, Book 6982, page 747 and Instrument # 20011126-0128569, Register's Office for DAVIDSON County, Tennessee.
Charter for Home Owners Association of record in Book 6851, page 363, Register's Office for Davidson County, Tennessee.
Deed for open space to Home Owners Association of record in Book 7907, page 168, Register's Office for Davidson County, Tennessee.
Slope Easement of record in Book 7296, page 484, Register's Office for Davidson County, Tennessee.
TVA Transmission Line Easement of record in Book 1163, page 341, Register's Office for Davidson County, Tennessee.
Flowage Easement of record in Book 2022, page 83, Register's Office for Davidson County, Tennessee.
Easement of record in Book 3959, page 595, Register's Office for Davidson County, Tennessee.
Deed of conveyance of record in Book 7097, page 140, Book 7097, page 149, Book 7593, page 523 and Book 7593, page 565, Register's Office for Davidson County, Tennessee.
Sewer Facilities of record in Book 7097, page 135, Register's Office for Davidson County, Tennessee.
Grant and Agreement of record in Book 7030, page 798, Register's Office for Davidson County, Tennessee.
By Laws of record in Book 6851, page 390, Register's Office for Davidson County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 2714 Riverbend Drive, Nashville, TN 37214.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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/our hand(s) this 6th day of October, 2005.

David S. Alley by: Stephen D. Alley Attorney-in-Fact
David S. Alley
By: Stephen D. Alley, Attorney-in-Fact

Stephen D. Alley

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Stephen D. Alley, the within named sellers, 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, at office, this day of October, 2005.

RUSSELL JOHN McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES July 18, 2009

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Stephen D. Alley** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of David S. Alley for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for David S. Alley and is authorized by David S. Alley to execute this instrument on his/her behalf.

Witness my hand, at office, this day of October, 2005.

RUSSELL JOHN McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires:

File #: **05505-JM**
RECORD & RETURN TO:

MY COMMISSION EXPIRES July 18, 2009

Return to:
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212