Davidson County DEEDWARR
Recvd: 11/03/05 10:28 2 pgs
Fees:13.00 Taxes:377.40

20051103-0133065

WARRANTY DEED

ET-05-5926

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF October, 2005.

Notary Public

MY COMMISSION EXPIRES: 09-16-07
(AFFIX SEAL)

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Benjamin Holman, an unmarried man	First Commonwealth Mortgage	
(NAME)	(NAME)	
6060 Panama Drive	13551 Triton Park Blvd., Suite 1800	86-02-082.00
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076	Louisville, KY 40223	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we RONALD M. BUCHANAN AND WIFE, CONNIE J. BUCHANAN, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto BENJAMIN HOLMAN, AN UNMARRIED MAN, hereinafter called the Grantees, 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 Lot No. 30 on the Plan of Dobson Heights, of record in Book 2900, page 113, Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Ronald M. Buchanan and Connie J. Buchanan by Special Warranty Deed (Corporation) from U.S. Bank National Association, by its duly authorized attorney-in-fact, Fairbanks Capital Corp., executed on May 27, 2004, of record at Instrument No. 20040602-0064477, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

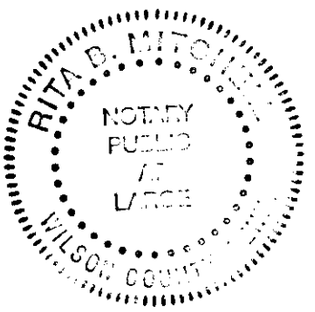
unimproved ( )
This is improved (X) property, known as 6060 Panama Drive, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with 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 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 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 31st day of October, 2005.

Ronald M. Buchanan

Connie J. Buchanan



STATE OF Tennessee
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Ronald M. Buchanan and Connie J. Buchanan, the bargainor (s), 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 at ~~Hermitage~~ Mt. Juliet, Tennessee, this 31st day of October, 2005.

My Commission Expires: 6-17-07

Rita B. Mitchell
Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 31st day of October, 2005.

My Commission Expires _____

_____
Notary Public

RETURN TO:

EXECUTIVE TITLE LLC

2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122

MARY FRANCES RUDY

ATTORNEY - AT - LAW