Davidson County DEEDWARR
Recvd: 11/09/05 10:08 2 pgs
Fees:13.00 Taxes:214.60

20051109-0135712

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,000.00

Affiant

Subscribed and sworn to before me, this 3rd DAY OF November, 2005.

Notary Public

MY COMMISSION EXPIRES: 2-19-06
(AFFIX SEAL)

ASHLEY BUSH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

ET-05-5875

THIS INSTRUMENT WAS PREPARED BY
Mary Frances Rudy, Attorney at Law
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILL S TO:	MAP-PARCEL NUMBERS
Eric J. Buchanan	Loan America, Inc.	
1706 Evelyn Avenue (ADDRESS)	3500 Parkway Lane # 520 (NAME) (ADDRESS)	071-07-0 314.00
Nashville, Tennessee 37216 (CITY) (STATE) (ZIP)	Norcross, GA 30092 (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 JAMIKA M. LILLARD, MARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ERIC J. BUCHANAN, MARRIED, 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 a portion of Lot No. 58 and the easterly portion of Lot No. 59 on the Plan of Waters Place on Maxey Lane, of record in Book 332, pages 136 and 137, Register's Office of Wilson County, Tennessee, to which said plan reference is hereby made for a more complete description thereof.

Said Lot No. 58 and a portion of Lot No. 59 front together 108 feet, more or less, on the southerly side of Evelyn Avenue and extend back 145 feet on the easterly line and 164 feet, more or less, on the westerly line to a dead line measuring 30.4 feet thereon.

Being the same property conveyed to Jamika M. Lillard, married, by Warranty Deed from Margaret S. McMillan, unmarried, executed on April 25, 2003, of record at Instrument No. 20030509-0062638, Register's Office of Wilson County, Tennessee.

Kelvin Lillard joins in this conveyance to convey any and all rights he may have in this property.

This is not the primary residence of Eric J. Buchanan.

Davidson County taxes, map and parcel number 071-07-0 314.00 for the year 2004 in the amount of $959.29 are paid. All prior years are paid. All subsequent years, if any, but not yet due and payable. 2005 Davidson taxes are due and payable on October 1, 2005, and delinquent on March 1, 2006. ESTIMATED 2005 DAVIDSON COUNTY TAX, DUE TO NEW OWNER(S) $[illegible]. Spouse of the seller or spouse of buyer, if not vested in title shall join in the conveyance of the said property at the time of closing.

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

unimproved ( )
This is improved (X) property, known as 1706 Evelyn Avenue, Nashville, Tennessee 37216
(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 3rd day of November, 2005.

Jamika M. Lillard

Kelvin Lillard 11/3/05

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kelvin Lillard the bargainor 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 therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this 3 day of November 2005.

My Commission Expires: ~~My Commission~~ Expires MAY 28, 2006

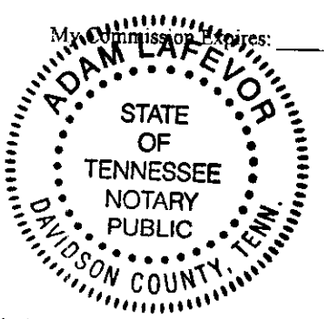


Notary Public

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jamika M. Lillard the bargainor 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 therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this 3rd day of November, 2005.

My Commission Expires: _____



My Commission Expires NOV. 22, 2008

Notary Public