Davidson County DEEDWARR
Recvd: 11/18/05 16:00 3 pgs
Fees:18.00 Taxes:384.06

20051118-0139936

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,800.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF October, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE

WARRANTY DEED

B-AIM-05-4822

THIS INSTRUMENT WAS PREPARED BY

RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan F. Barnett	A I Mortgage Inc.	
4822 Apollo Drive	(NAME) 417 Welshwood Drive, Ste. 210	149-9-138
(ADDRESS) Antioch, Tennessee 37013	(ADDRESS) Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARIA MAGDOLENA BUZOGANY, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JONATHAN F. BARNETT AND WIFE, DANA D. BARNETT, hereinafter called the Grantee(s), 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. 103 ON THE PLAN OF SECTION 2, BARCLAY SQUARE, OF RECORD IN PLAT BOOK 4660, PAGE 124, AMENDED IN BOOK 4967, PAGE 402, REGISTER'S OFFICE FOR SAID COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MARIA MAGDOLENA BUZOGANY BY QUITCLAIM DEED FROM KAROLY BUZOGANY, RECORDED ON THE 28TH DAY OF JULY, 2003 IN INSTRUMENT NO. 20030728-0105661, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. (The Quitclaim Deed from Karoly Buzogany to Maria Buzogany, recorded in Instrument No. 20030728-0105661, is defective in that plat reference is incorrect and prior deed reference is incorrect. Said instrument should be corrected, re-executed, re-acknowledged, and re-recorded; or a new instrument in proper form should be recorded (if from an individual, joinder of spouse or non-homestead statement).

See attached Exhibit "A"

unimproved ( )
This is improved (X) property, known as 4822 Apollo Drive, Antioch, Tennessee 37013
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 5th day of October, 2005.

Maria Magdolena Buzogany

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 103 ON THE PLAN OF SECTION 2, BARCLAY SQUARE, OF RECORD IN PLAT BOOK 4660, PAGE 124, AMENDED IN BOOK 4967, PAGE 402, REGISTER'S OFFICE FOR SAID COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MARIA MAGDOLENA BUZOGANY BY QUITCLAIM DEED FROM KAROLY BUZOGANY, RECORDED ON THE _____ DAY OF 35, 2005 IN INSTRUMENT NO. 20051118-0139935, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO MARIA MAGDOLENA BUZOGANY BY QUITCLAIM DEED FROM KAROLY BUZOGANY, RECORDED ON THE 28TH DAY OF JULY, 2003 IN INSTRUMENT NO. 20030728-0105661, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. (The Quitclaim Deed from Karoly Buzogany to Maria Buzogany, recorded in Instrument No. 20030728-0105661, is defective in that plat reference is incorrect and prior deed reference is incorrect. Said instrument should be corrected, re-executed, re-acknowledged, and re-recorded; or a new instrument in proper form should be recorded (if from an individual, joinder of spouse or non-homestead statement).

BEING THE SAME PROPERTY CONVEYED TO KAROLY BUZOGANY AND WIFE, MARIA M. BUZOGANY BY DEED OF RECORD IN INSTRUMENT NO. 20020809-0096358, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

STATE OF Tennessee
COUNTY OF Davidson

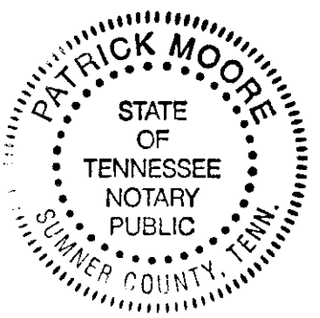
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Maria Magdolena Buzogany, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of October, 2005.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires APRIL 25, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903