Davidson County DEEDWARR
Recvd: 01/30/06 14:50 2 pgs
Fees:13.00 Taxes:1195.10

20060130-0011483

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $323,000.00.

John B Buchanan
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 25th day of January, 2006.

Notary Public

My Commission Expires: 10-12-08

JACKSON M. WELCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
EXPIRES OCTOBER 12, 2008

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
John B. Buchanan

2102 15th Avenue South
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

105-13-0-002.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jeffrey S. Langdon and wife, Kelly C. Langdon**, hereinafter referred to as Grantors, hereby transfers and conveys to **John B. Buchanan,** hereinafter referred to as Grantee, his heirs and assigns a certain tract or parcel of land in **Davidson** County, State of Tennessee described as follows, TO WIT:

BEING Lot No. 281 on the Plan of Re-Subdivision of part of Belmont Land Company's Subdivision, called Belmont Heights, of record in Plat Book 421, Page 71, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jeffrey S. Langdon, and Wife, Kelly C. Langdon by Warranty Deed from Charles A. Glenn and wife, Helen P. Glenn of record in Instrument No. 20040105-0001190, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2006 and subsequent years, a lien, but not yet due and payable.

Subject to all matters as set forth per Plat Book 421, Page 71, Register's Office of said County.

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.

County and/or City taxes for the year, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEE who will be responsible for payment of said taxes.

This is improved property known as 2102 15th Avenue South, Nashville, TN 37211.

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**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** 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**, his 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 hand this 25th day of January, 2006.

Jeffrey S. Langdon
Jeffrey S. Langdon

Kelly C Langdon
Kelly C. Langdon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Jeffrey S. Langdon and Kelly C. Langdon, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal this 25th day of January, 2006.

Notary Public

My Commission Expires: 10-17-08

JACKSON M. WELCH, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

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