WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER 149,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th day of April, 2006

Notary Public

MY COMMISSION EXPIRES: My Commission Exp. Jan. 26, 2008

(AFFIX SEAL)

DENISE E. COLE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 05/04/06 13:10 2 pgs
Fees:13.00 Taxes:554.63

20060504-0052041

THIS INSTRUMENT WAS PREPARED BY
DENISE E. COLE, ATTORNEY AT LAW
LOGOS TITLE & ESCROW, LLC
209 10th Ave. South, Suite 301A
NASHVILLE, TN 37203

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sean M. Buschkotter	Same	MAP 61-3 PAR 183
(NAME) 1112 Inglewood Dr.	(NAME)	
(ADDRESS) Nashville, TN, 37216	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I **Carolyn Ann Harper, now known as Carolyn Preston, unmarried,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sean M. Buschkotter,** HEREINAFTER CALLED THE GRANTEE(S), 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 the westerly one-half of Lot No. 24, all of Lot No. 25 and the easterly one-half of Lot No. 26 on the Plan of Inglewood Heights Subdivision, of record in Book 1424, page 85, Register's Office for Davidson County, Tennessee.

Beginning at a point in the south margin of Inglewood Drive, said point being 30 feet east of the corner of Lots Nos. 26 and 27; thence southerly and parallel to the line between said Lots 26 and 27, 170 feet to a point; thence eastwardly and parallel to the south margin of Inglewood Drive, 120 feet to a point; thence northwardly 170 feet to the south margin of Inglewood Drive; thence with the margin of the same westwardly 120 feet to the point of beginning.

Being the same property conveyed to Byron L. Harper and wife, Carolyn A. Harper by deed from James Frank Logue, Jr. and wife, Mildred G. Logue, of record in Book 4071, page 457, Register's Office for Davidson County, Tennessee, dated 10/24/66. The said Byron L. Harper and Carolyn A. Harper, also known as Carolyn Ann Harper, have since been divorced by Final Divorce Decree, Docket No. 72420, in the Fourth Circuit Court for Davidson County, Tennessee and recorded in Book 5006, page 608, Register's Office for Davidson County, Tennessee, awarding said property to Carolyn Ann Harper. The said Carolyn Ann Harper is now known as Carolyn Preston.

This is the improved property known as 1112 Inglewood Dr., Nashville, TN 37216

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 day 25th day of April, 2006.

Carolyn Preston

Carolyn Preston, Seller

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Carolyn Preston, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this **25th day of April, 2006.**

My Commission Expires: **My Commission Exp. Jan. 26, 2008**

Notary Public

DENISE E. COLE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

Please return to
Logos Title & Escrow, LLC
209 10th Ave. South, Suite 301A
Nashville, TN 37203