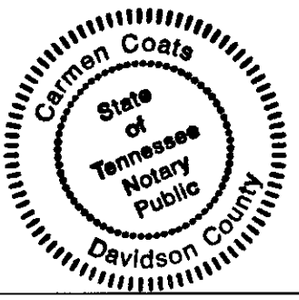
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $48,000.00

Leon Buggs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MAY, 2006.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) My Commission Expires 3-21-09

THIS INSTRUMENT WAS PREPARED BY
Lenders Title and Escrow, LLC, 810 Crescent Centre Drive, Suite 250, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leon Buggs	Leon Buggs	082-04-0-180.00 and 082-04-0-178.00
(NAME) 209 Macfie Drive	(NAME) 209 Macfie Drive	
(ADDRESS) Madison, TN 37115	(ADDRESS) Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, William Leslie Nance, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Leon Buggs, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

SEE ATTACHED EXHIBIT A

Said property herein described is subject to the following, including but not limited to declarations, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office:

a) Any and all matters as shown on the plan of record in Plat Book 332, page 3, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1126 & 1128 McFerrin Ave., Nashville, TN 37206
(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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 26th day of May, 2006.

William Leslie Nance

Davidson County DEEDWARR
Recvd: 06/05/06 11:26 3 pgs
Fees:18.00 Taxes:177.60

20060605-0065933

STATE OF

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, William Leslie Nance, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this the 26th day of MAY, 2006.

Commission expires:

My Commission Expires 3-21-09

Carmen Coats

Notary Public

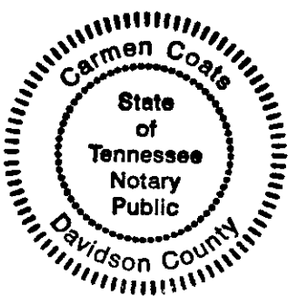


EXHIBIT A

TRACT NO. 1

Being lot No. 6 on the Map of "Thornby Place." as of record in Book No. 332, page 3, Register's Office for said County.

Said Lot No. 6 fronts 50 feet on the westerly side of McFerrin Avenue, as widened, and extends back between parallel lines, 144 feet to an alley.

TRACT NO. 2

Land in Davidson County, Tennessee, being Lot No. 5 on the Map of Thornby Place, as of record in Book 332, page 3, Register's Office for said County.

Said Lot No. 5 fronts 50 feet on the westerly side of McFerrin Avenue or Street as widened, and extends back between parallel lines 135 feet to an alley.

Included in this description but excluded from the conveyance is a perpetual easement for highway purposes to the State of Tennessee, under date of February 10, 1987 as follows: beginning at a point in the west margin of McFerrin Avenue, 118 feet north of the center line of Sharp Avenue; thence westerly 7 feet to a point; thence northerly 28 feet to a point; thence easterly 6 feet to a point; thence southerly 28 feet with the west margin of McFerrin Avenue to the point of beginning and containing 210 square feet more or less, as set out in instrument of record in Book 4101, page 980, Register Office for Davidson County, Tennessee.

This being the same property conveyed to William Leslie Nance by Quitclaim Deed from Vickie Jenkins Nance dated April 5, 2006, filed of record on April 6, 2006 in Instrument No. 20060406-0039748, pursuant to Final Divorce Decree filed for record in Instrument No. 20060515-0056610, and in prior conveyance to William L. Nance by Warranty Deed from Wade Lee Phelps, unmarried and dated February 5, 2003, and filed for record on February 10, 2003 in Instrument No. 20030210-0017803, in the aforesaid Register's Office.