Davidson County DEEDWARR
Recvd: 06/16/06 13:42 2 pgs
Fees:13.00 Taxes:1369.00

20060616-0072125

File Box 30

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $370,000.00.

Subsribed and sworn before me this the 1st day of June, 2006.

JOHN A. BELL, JR.
NOTARY PUBLIC
DAVIDSON COUNTY
STATE OF TENNESSEE
My Commission Expires
July 29, 2006

(Affix Seal)

Affiant

Notary Public

WARRANTY DEED

This instrument prepared by:
& return to: **SOUTHEAST TITLE of Tennessee, Inc.** 600362

214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Richard S. Buchsbaum
1310 A Stratton Avenue
Nashville, TN 37206

Send tax bills to:
AmSouth
2050 Parkway Office Circle
Birmingham, AL 35244

Map 83-5 Parcel 301

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Fred Sharp

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Richard S. Buchsbaum , unmarried

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 24 of Block "B" on the plan of F. O. Beasley's Addition to East Nashville of record in Plat Book 57, page 85, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Fred Sharp by Warranty Deed dated February 28th, 2005 and of record as instrument Number 20050301-0022598, Register's Office for Davidson County, Tennessee.

Subject to taxes for the year 2006, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS 1310 A Stratton Avenue, Nashville, TN 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 1st day of June, 2006.

Fred Sharp

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Fred Sharp, the bargainor(s), 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, this 06/01/06.

My commission expires:

_____

Notary Public

JOHN A. BELL, JR.
NOTARY PUBLIC
DAVIDSON COUNTY
STATE OF TENNESSEE
My Commission Expires
July 29, 2006