Davidson County DEEDWARR
Recvd: 07/10/06 15:14 2 pgs
Fees:13.00 Taxes:358.90

20060710-0082666

Prepared By & Return To:
Infinity Title, LLC
402 BNA Drive, Suite 401
Nashville, TN 37217

GREGORY D. WARNER
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TENN.

My Commission Expires JULY 24,2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 97,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5 DAY OF July, 2006.

Notary Public

Commission Expiration:

ADDRESS OF NEW OWNER:
Frank Buchanan
3215 Mayor Lane
Nashville, TN 37218

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL:
080-08-0/203.00

WARRANTY DEED

FOR AND IN 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, I, **Rob Warner** A MARRIED MAN *, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Frank Buchanan**, A MARRIED MAN, 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: *THIS PROPERTY IS NOT A MARITAL RESIDENCE AND NOT SUBJECT TO HOMESTEAD, DOWER OR OTHER MARITAL INTEREST AS CONTEMPLATED BY TCA 260-2-307 OR SIMILAR STATUTE.

Being Lot No. 119 on the plan of Section IV, Bordeaux Hills, of record in Book 3600, page 49, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot fronts 55 feet on the southwesterly side of Mayer Lane and runs back 120.02 feet on the northwesterly line and 120.18 feet on the southeasterly line to a dead line in the rear on which it measures 55 feet.

Being the same property conveyed to James R. West, unmarried, on 09/19/1972 by deed from Frank J. Bogle and wife, Marilyn K. Bogle, filed for record in Book 4639, page 280, Register's Office for Davidson County, Tennessee. And to James R. West, a one-half undivided interest by deed from Sam E. Williams of record in Book 4781, page 738, said Register's Office. The said James R. West having since died leaving said property to his sole heirs at law, Annie B. Pulliam and Joan West.

Being the same property conveyed to Wilson Enterprises, Inc. on 12/02/2005 by deed from Heirs at Law of James R. West, consisting solely of Annie B. Pulliam and Joan West, filed for record on 12/05/2005 in Instrument No. 20051205-0145840, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Neal Hargrove on 01/06/2006 by deed from Wilson Enterprises, Inc., filed for record on 01/09/2006 in Instrument No. 20060109-0002586, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rob Warner on 01/13/2006 by deed from Neal Hargrove, filed for record on 01/20/2006 in Instrument No. 20060120-0008005, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 3215 Mayor Lane, Nashville, Davidson County, TN 37218.

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 unemcumbered, 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 hand this 5 day of July, 2006.

Rob Warner

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rob Warner, 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 at Davidson County, Tennessee this 5 day of July, 2006.

Notary Public

GREGORY D. VADNER NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

My Commission Expires JULY 24,2007

Commission Expiration:

STATE OF TENNESSEE
COUNTY OF _____

On this the _____ day of _____, 2006, before me personally appeared _____, to me known to be the person who executed the foregoing instrument in behalf of _____ as Attorney in Fact, and who acknowledged that he/she executed the same as the free act and deed of said _____. Witness my hand and official seal.

Notary Public

Commission Expiration:

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, a Notary Public in and for said County and State, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the President of _____, the within named bargainor, a corporation, and that he/she as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as President.

Witness my hand and official seal at office this _____ day of _____, 2006.

Notary Public

Commission Expiration: