WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/31/06 13:57 2 pgs
Fees:13.00 Taxes:353.35
20060731-0092467

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$95,500.00.**

Cheryl J. Buchanan
Affiant

Subscribed and sworn to before me this 28th day of July, 2006

Notary Public
My Commission expires: 8/20/06
(Affix Seal)

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Cheryl Buchanan	SAME	120-02-0-118.00
1322 Mars Drive		
Nashville, TN 37217		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Margaret K. Betty**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Cheryl Buchanan, an unmarried woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 60 on the plan of Stardust Acres, of record in Book 1424, page 92, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Harold B. Betty, Sr. and wife, Margaret K. Betty, by deed from M.D. Hale and wife, Margaret C. Hale, on September 15, 1949, of record in Book 1757, page 67, Register's Office for Davidson County, Tennessee. The said Harold B. Betty, Sr., having since died on January 1, 1990, leaving said property to Margaret K. Betty by right of survivorship.

The property is subject to the following:

- Taxes and assessments for the year 2006 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 120-02-0-118.00.
- Subject to all matters as shown on the Plan of record in Book 1424, page 92, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 1682, page 1, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1322 Mars Drive, Nashville, TN 37217**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the

aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this July 28, 2006.

Margaret K. Betty

Margaret K. Betty

STATE OF SC
COUNTY OF Richland

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Margaret K. Betty** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 28, 2006

My commission expires August 31, 2008

Notary Public

