WARRANTY DEED

BUCHANAN-H06246

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31st DAY OF August, 2006.

(Affix Seal) Notary Public

My Commission Expires:

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 14, 2008 WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
MIDDLE TENNESSEE ESCROW COMPANY, LLC
120 Anderson Lane
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Charles W. Buchanan and wife, Lindsay M. Buchanan	SAME	43-9-88
205 Cumberland Ave.		Davidson County DEEDWARR Recvd: 09/06/06 14:38 1 pg Fees:13.00 Taxes:360.75
Madison, TN 37115		20060906-0110267

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, I/we, BARRY WILLIAMS AND JOHN MILLILO, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto CHARLES W. BUCHANAN AND WIFE, LINDSAY M. BUCHANAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Tract Number 9, Block D, on The Plan of Woodlawn Estates, of record in Book 843, Page 82, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Barry Williams and John Milillo by deed from Alphonso Jackson, Acting Secretary of Housing and Urban Development, of Washington D.C., of record on September 6, 2005 in Instrument 20050906-0106408, said Register's Office for Davidson County, Tennessee.

This is ( ) unimproved
(X) improved property known as 205 Cumberland Ave., Madison, Tennessee 37115 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 31st day of August, 2006 :

Barry Williams

John Millilo

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, Houston Rudy, a Notary Public in and for said County and State, the within named BARRY WILLIAMS AND JOHN MILLILO, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 31st day of August, 2006.

Notary Public

My Commission Expires: 10/06/09

HOUSTON RUDY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY