Davidson County DEEDWARR
Recvd: 09/11/06 15:53 2 pgs
Fees:13.00 Taxes:1202.50

20060911-0112502

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Robert Mallory and Peggy Mallory	New Owner	Map 132-14
804 Alder Drive		Parcel 3.00
Nashville, TN 37220		12732 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Pike, Suite 315, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **J. David Buffington and wife, Marsha O. Buffington** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Robert Mallory and wife, Peggy Mallory** (The "Grantees"), have heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 2 on the Resubdivision of part of Lot 14 and part of Lot 15 of The Oak Hill Subdivision No. 1, as of record in Book 6200, page 430, to which plan reference is hereby made for a more complete legal description and further described as follows:

Said Lot No. 2 fronts 235.56 feet on the north side of Alder Drive and runs back between parallel liens 171.25 feet on the west side and 193.02 feet on the east side to a broken rear line.

Being the same property conveyed to J. David Buffington and wife, Marsha O. Buffington by Warranty Deed from Ruth Elizabeth Higgs and husband, William A. Higgs, of record in Book 6841, page 700, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 2006 and subsequent years.
2. All matters as shown on plat of record in Plat Book 6200, page 430, said Register's Office.

This is unimproved property commonly known as 1 acre lot on Alder Drive, Nashville, Tennessee 37220.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $325,000.00.

Affiant

Subscribed and sworn to before me this
5 **day of September, 2006.**

Notary Public

My Commission Expires: My Commission Expires 03/21/2009

Fran Y. Oroson
State of Tennessee Notary Public
Davidson County

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 5 day of September, 2006.

J. David Buffington

Marsha O. Buffington

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared J. David Buffington and wife, Marsha O. Buffington with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 5th day of September, 2006.

Notary Public

My Commission Expires: My Commission Expires 03/21/2009

Fran Y. Oroson
State of Tennessee Notary Public
Davidson County