WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

B-SFG-06-4958

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF September, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tonya Spears Ray	New Owner (NAME)	
150 Gatone Drive		147-7B-48.00CO
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we WANDA BUCHANAN, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TONYA SPEARS RAY AND HUSBAND, MICHAEL RAY, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. J-48, OF WOODLEA PLACE TOWNHOUSES, THE PLAT WHICH IS OF RECORD IN BOOK 5050, PAGE 101, 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 WANDA BUCHANAN, MARRIED BY WARRANTY DEED FROM MARION BUCHANAN FORMERLY MARION HANSEN AND HUSBAND, BUSTER BUCHANAN, RECORDED ON THE 12TH DAY OF APRIL, 1999 IN DEED BOOK 11428, PAGE 208, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Wesley Thomas Buchanan joins in this conveyance for the purpose of conveying any and all interest in said property.

This conveyance is subject to any and all existing easements and restrictions as shown of record, including those listed in Book 5050, Page 101; Book 5197, Page 544; Book 5197, Page 585; Book 6636, Page 570, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 4958 Edmonson Pike, #J48, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a 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 GRANTEE(S), 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 14th day of September, 2006.

Wanda Buchanan
Wanda Buchanan

Wesley Thomas Buchanan by Wanda Buchanan, attorney in fact
Wesley Thomas Buchanan
by Wanda Buchanon, Attorney in Fact

Davidson County DEEDWARR
Recvd: 09/27/06 10:57 2 pgs
Fees:13.00 Taxes:185.00

20060927-0119457

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Wanda Buchanan, the within named bargainor, 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, this the 14th day of September, 2006.

Notary Public

My Commission Expires: 7-24-10

(SEAL)



STATE OF Tennessee
COUNTY OF Davidson

On this the 14th day of September, 2006, before me personally appeared Wanda Buchanan to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Wesley Thomas Buchanan and who acknowledged he/she/they executed the same as the free act and deed of the said Wesley Thomas Buchanan.

Witness my hand and official seal, this the 14th day of September, 2006.

Notary Public

My Commission Expires: 7-24-10



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903