THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 25866-09-2006** **Record & Return To:** **Esquire Title & Escrow, Inc.** **30 Burton Hills Boulevard, Suite 200** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $510,000.00. Affiant Subscribed and sworn to before me this 30th day of September, 2006. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: A. Clyde Heflin, Jr. 123 Prospect Hill Nashville, TN 37205	**Send Tax Bills To:** **Bank of America** **P.O. Box 1675** **Coraopolis, PA 15108**	**Tax Information:** Map No.116.08-0F Parcel No. 123.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Roderick Buffington and wife, Melissa Buffington** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **A. Clyde Heflin, Jr. and Jodi L. Schrick, tenants in common with the right of survivorship** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 123 Prospect Hill, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of September, 2006.

Roderick Buffington

Melissa Buffington

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Roderick Buffington and Melissa Buffington**, 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, at office, this 30th day of September, 2006.

Notary Public

My Commission Expires:

Davidson County DEEDWARR
Recvd: 10/03/06 16:04 2 pgs
Fees:13.00 Taxes:1887.00

20061003-0122739

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 123 on the Plan of Resubdivision of Lots 123 and 124 of Sugartree Phase #3 Revised as of record in Plat Book 5210, page 343, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Roderick Buffington and wife, Melissa Buffington, by deed dated November 12, 1999 from Harvey P. Wilker and wife, Elizabeth C. Wilker, of record in Book 11749, page 70, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Sugartree of record in Book 11758, page 466, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3400, page 63 and in Book 7061, page 100, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 5210, page 343, Register's Office for Davidson County, Tennessee.