THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Joseph A. Buschkotter
1701 Northview Avenue
Nashville, TN 37216
SEND TAX BILLS TO:
Bank of America
9000 Southside Blvd.
Jacksonville, FL 32256

Davidson County DEEDWARR
Recvd: 10/16/06 10:01 2 pgs
Fees:13.00 Taxes:222.00

20061016-0127862

WARRANTY DEED

(Map 72-10, Parcel 263.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **ANNIE ALLEN, unmarried,** hereinafter referred to as "Grantor", have bargained and sold and do hereby transfer and convey unto **JOSEPH A. BUSCHKOTTER, unmarried,** hereinafter referred to as "Grantee", his heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 3 on an unrecorded Plan of Northview Subdivision, and the north one-half of an alley adjoining said lot as closed by instrument of record in Book 3072, page 185, Register's Office, and described according to a copy of a survey thereof made July 23, 1938, by W.B. Southgate, Surveyor, as follows:

BEGINNING at a point in the easterly margin of Northview Avenue at the center line of the intersection of the 13 foot alley, as closed by instrument above referenced to; said point being 116 1/2 feet north of the northeast intersection of said Avenue and Otey Avenue; thence along the easterly margin of said Northview, northerly 63 1/2 feet to a corner of Lot 4 on said Plan; thence with the dividing line between Lots No. 3 and 4 on said Plan, easterly 150 feet to the westerly boundary of the John Neuoff property; thence with the boundary of same, southerly 63 1/2 feet to a point in the centerline of said 13 foot alley, as closed; thence with the center of same, westerly 150 feet to the point of beginning.

TOGETHER with an easement for driveway access across Lot No. 1 and an abandoned alley lying south of the subject property, which is described as follows:

BEGINNING in the centerline of an abandoned alley closed by instrument of record in Book 3072, page 185, Register's Office for said County, said alley lying between Lots Nos. 1 and 3 on said plan, said point being in the easterly margin of Northview; thence with the center of said alley, easterly 40 feet to a point; thence southerly, parallel to Northview Avenue, 6 1/2 feet to the north margin of said abandoned alley; thence with the margin of the same, westerly 15 feet to a point; thence southerly parallel to Northview Avenue, 3.5 feet to a point; thence westerly 25 feet to a point in the easterly margin of Northview Avenue; thence with the margin of the same, northerly 10 feet to the point of beginning.

BEING the same property conveyed to Leonard Allen, married, by deed dated June 29, 1995, from John Forster, of record in Book 9722, page 741, Register's Office for Davidson County, Tennessee. Leonard and Annie Allen having quitclaimed their interest in and to said property to Annie Allen, by Quitclaim Deed dated January 9, 2001, of record in Instrument 20010129-0008251, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO all zoning and subdivision regulations of the appropriate governmental body, together with any easement of record in Book 4983, page 15, in the Register's Office of Davidson County, Tennessee, or right-of-ways for public roads and utilities.

This is improved property known as 1701 Northview Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns, forever.

Grantor covenants with the said Grantee that Grantor 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 noted herein, and for the 2006 real property taxes which will be prorated at closing by the Grantor.

Grantor further covenants and binds Grantor, her heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND and signature on this the 12th day of October, 2006.

ANNIE ALLEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Annie Allen, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of October, 2006.

Notary Public

My Commission Expires: 9-7-2010

GLENN S. MACBETH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES SEPTEMBER 7, 2010

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $60,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 12th day of October, 2006.

Notary Public

My commission expires: 9-7-2010

GLENN S. MACBETH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES SEPTEMBER 7, 2010