Davidson County DEEDWARR
Recvd: 12/08/06 08:16 2 pgs
Fees:13.00 Taxes:277.50
20061208-0151685

THIS INSTRUMENT PREPARED BY:
Bluegrass Title Company
625 East Main Street
Hendersonville, TN 37075

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
ERIC BUCHANON	SAME	60-13-69
104 FOREST OAKS		
GOODLETTSVILLE, TENNESSEE 37072		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Willie L Owens, Jr., hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Eric Buchanon, married, hereinafter called the Grantee, his heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING LOT NO. 59 ON THE PLAN OF TRINITY HILLS VILLAGE, SECTION ONE, SECOND ADDITION, AS OF RECORD IN BOOK 4175, PAGE 79, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 59 FRONTS 61.4 FEET ON THE SOUTHERLY MARGIN OF MATTHEWS ROAD AND EXTENDS BACK 127.6 FEET ON THE EASTERLY LINE AND 127.4 FEET ON THE WESTERLY LINE TO A DEAD LINE IN THE REAR MEASURING 58.2 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO WILLIE L. OWENS, JR. BY WARRANTY DEED FROM JOHN JULIUS COLEMAN, III ET AL, DATED 01-05-2005, RECORDED IN INSTRUMENT NO. 20050110-0003254, SAID REGISTER'S OFFICE.

This is improved property known as: 2636 Old Matthews Road, Nashville, Tennessee 37207.

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, his heirs and assigns forever; and we do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 our hands this 6TH day of NOVEMBER, 2006.

Willie L. Owens Jr.
WILLIE L OWENS, JR.

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Willie L Owens, Jr. with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and seal, this 6TH day of NOVEMBER, 2006.

I.D. LEWIS JR. STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 11/4/08

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is ~~$76,350.00~~ 75,000.00

Affiant

Subscribed and sworn to before me this 6TH day of NOVEMBER, 2006.

I.D. Lewis III
NOTARY PUBLIC

IRWIN D. LEWIS III NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

MY COMMISSION EXPIRES 10/05/07

My Commission Expires: