File Box 9B
First Title & Escrow Co., Inc.
#26432

Davidson County DEEDWARR
Recvd: 04/19/07 13:59 2 pgs
Fees:13.00 Taxes:2375.40

20070419-0046986

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 17th day of April, 2007 by and between **Henry K. Buckner, III** and wife, Lorena Jean Buckner, hereinafter referred to as GRANTOR, and **Jacob S. Sagi**, hereinafter referred to as GRANTEE.

*married **married

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, described as follows:

Being Lot No. 12 on the Plan of Chickering Park, Section II, as of record in Book 2663, page 73, Register's Office for Davidson County, Tennessee and as corrected by instrument of record in Book 2882, page 419, said Register's Office.

Said Lot fronts 46.69 feet on the southeasterly side of RidgeWood, formerly Sherwood Forest Drive Turnaround, and extends back 438.7 feet on the westerly line and 600.3 feet on the easterly line, which is a broken line, to a dead line in the rear, on which it measures 192 feet.

Being the same property conveyed to Henry K. Buckner, III by Quitclaim Deed from E. Wardwell Buckner and John H. Buckner, Co-Trustees of the Mary S. Buckner Revocable Pour-Over Trust for Henry K. Buckner, Jr., Henry K. Buckner, III, Mary C. Buckner, John H. Buckner and E. Wardwell Buckner and Issue, dated January 3, 2000, recorded January 3, 2000, of record in Instrument 200001030000615, Register's Office for Davidson County, Tennessee.

Lorena Jean Buckner joins in this conveyance to relinquish all marital rights.

This is [X]improved [ ]unimproved property known as: **2513 Ridgewood Drive, Nashville, TN 37215**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Henry K. Buckner, III

Lorena Jean Buckner

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Henry K. Buckner, III and wife, Lorena Jean Buckner to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 17th day of April, 2007.

Notary Public

CARRIE HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: COMMISSION EXPIRES SEPTEMBER 22, 2009

Name and Address of Property Owner:
Jacob S. Sagi
2513 Ridgewood Drive, Nashville, TN 37215

Send Tax Statements to:

SunTrust Mortgage, Inc.
201 4th Ave. N/7th Floor
Nashville, TN 37219

Map and Parcel--144.06-0-019.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $642,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 17th day of April, 2007.

Notary Public

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

My Commission Expires: _____

RETURN TO:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
27-1-136