Davidson County DEEDWARR
Recvd: 04/24/07 10:41 2 pgs
Fees:13.00 Taxes:62.90

20070424-0048589

	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $17,000.00 Affiant Subscribed and sworn to before me, this the 16 day of April, 2007. Notary Public My commission expires: 3-30-2010 (AFFIX SEAL)

WILLIAM B. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Liberty Escrow, Inc.
615 Main Street P.O. Box 60429, Nashville, TN 37206

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Sylvia B. Turner	**First Franklin Loan Services**	Map 096-14-0
2840 Twin Lawn Drive	**P. O. Box 6759**	Parcel 025.00
Nashville, Tennessee 37214	**Springfield OH 45501-6759**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I,

Sandra Kay Cook

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL MY INTEREST UNTO

Sylvia B. Turner

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL MY INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 115, on the plan of Twin Lawn Subdivision, of record in Book 2331 page 9, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description thereof.

BEING the same property conveyed to George Albert Buckliew and wife, Alvie Christine T. Buckliew, by instrument executed October 29, 1962, which is of record in Book 3461, page 294, on March 26, 1998, in Book 10881 page 194, title was conveyed to George Albert Buckliew, Alvie Christine T. Buckliew and Sylvia Gay Buckliew Turner, then by tax sale held November 22, 2005, Final Decree of which was filed January 5, 2006, and is of record in 20060111-0004343, the high bidder at the tax sale was Ali Mohsenzadeh, during the time of redemption, title was redeemed by payment on December 28, 2006, and Decree For Redemption filed February 26, 2007, in the name of G. A. Buckliew & C.T. Alvie & Gay B. Turner, by Inst. No. 20070312-0030017, all in the Register's Office for Davidson County, Tennessee. George Albert Buckliew, passed away July 24, 1998, and his interest passed to the surviving tenant, Alvie Christine Tackett Buckliew, as well as being devised to her in his Will. Alvie Christine Tackett Buckliew passed away August 5, 2002, and left a Will which is of record in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket Number 04P-1205, which left all her interest to her four children, John Eugene Buckliew, Sandra Buckliew Cook, Sylvia Buckliew Turner, and Michael Kent Buckliew, the same four being her only heirs at law.

George Albert Buckliew, George A. Buckliew and G. A. Buckliew, was one and the same person. Alvie Christine Tackett Buckliew, Alvie Christine T. Buckliew, C. T. Alvie, and Alvie Christine Buckliew, was one and the same person. Sylvia Gay Buckliew Turner, Sylvia Buckliew Turner, Gay B. Turner, Sylvia B. Turner, Sylvia Gay Turner, and Sylvia Turner, is one and the same person.

This is improved property known as **2840 Twin Lawn Drive, Nashville, Tennessee 37214**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 10th day of April, 2007.

X Sandra Kay Cook

Sandra Kay Cook

STATE OF TENNESSEE
COUNTY OF Shelby

Personally appeared before me, a Notary Public of said County and State, **Sandra Kay Cook,** the within named bargainor, with whom I am personally acquainted (or who 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, at office, this 10 day of **April, 2007.**

Charlene Pittman

Notary Public

My Commission Expires: 6-15-2010

CHARLENE PITTMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY