THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North, Third Floor
P.O. Box 198985
Nashville, TN 37219-8985
(615) 256-9999

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $415,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MAY, 2007.

Notary Public

My commission expires:

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

STATE OF TENNESSEE NOTARY PUBLIC JUNE E. ROWELL DAVIDSON COUNTY, TENN.

Name and Address of New Owner:

Paul M. Buchanan
5894 Willshire Drive
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 06/01/07 14:15 2 pgs
Fees:13.00 Taxes:1535.50
20070601-0065298

Send Tax Bills To:

NEW OWNER

Street Address of Subject Property:

5894 Willshire Drive
Nashville, Tennessee 37215

Map and Parcel:

145-13-006.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **CYNTHIA RAMSEY DESPOT,** an unmarried woman, hereinafter called "**GRANTOR,**" has bargained and sold, and by these presents does transfer and convey unto **PAUL M. BUCHANAN,** an unmarried man, hereinafter called "**GRANTEE,**" his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Otter Creek Hills of record in Book 2900, pages 110 and 111, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more accurate description.

Said Lot No. 3 fronts 201 feet on the broken southerly margin of Willshire Drive and extends back 281.1 feet on the easterly line(s) and 328.9 feet on the broken westerly line to a dead line in the rear, measuring 148 feet thereon.

Being the same property conveyed to Mitchael J. Despot and wife, Cynthia R. Despot, by Warranty Deed from Francis Craig Creighton, unmarried, of record in Book 10776, page 769, in the Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record as Instrument No. 20050726-0086913 in said

Register's Office, Mitchael Joseph Despot, Jr., quitclaimed all his right, title and interest in said property to Cynthia Ramsey Despot.

The conveyance of the above described parcel of land is subject to:

1. Metropolitan Nashville/Davidson County property taxes for 2007 which have been prorated between the parties and assumed by Grantee.

2. All matters shown on Plan of record in Book 2900, pages 110 and 111, in the Register's Office for Davidson County, Tennessee.

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 Grantor does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said Grantee, his 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 hand this 31st day of May, 2007.

Cynthia Ramsey Despot

CYNTHIA RAMSEY DESPOT

STATE OF TENNESSEE]
COUNTY OF DAVDISON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CYNTHIA RAMSEY DESPOT,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office, the day and year first above written.

June E. Rowell

NOTARY PUBLIC
AT LARGE/**NOTARY PUBLIC**

My commission expires:

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

June E. Rowell
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

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