Box 56

D

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER 119,000.00

Jenne Bullard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st day of May, 2007

Rachael A Alexander
Notary Public

MY COMMISSION EXPIRES: 4/21/08

(AFFIX SEAL)

RACHAEL A. ALEXANDER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN My Commission Expires 04/21/2008

THIS INSTRUMENT WAS PREPARED BY
DENISE E. COLE, ATTORNEY AT LAW
LOGOS TITLE & ESCROW, LLC
209 10th Ave. South, Suite 301A
NASHVILLE, TN 37203

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joel Nathan Hartz	COUNTRYWIDE HOME LOANS	MAP 61-06 PARCEL 116
(NAME)	(NAME)	
4217 Saunders Avenue	3011 ARMORY DR, STE. 120	
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37216	NASHVILLE TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I **Antoine F. Buchanan and wife, Jolanda K. Buchanan,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joel N. Hartz, unmarried** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Saunwood of record in Book 2083, page 47, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Antoine F. Buchanan and wife Jolanda K. Buchanan by deed from Christine C. Sanford of record in Book 10924, page 162, said Register's Office, dated May 7, 1998.

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, their heirs and assigns forever, and we do covenant with 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 covenant 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.

Davidson County DEEDWARR
Recvd: 06/01/07 14:19 2 pgs
Fees:13.00 Taxes:440.30
20070601-0065304

This is improved property known as: 4217 Saunders Avenue, Nashville, TN 37216

Witness my/our hand(s) this 31st day of May, 2007.

Antoine F. Buchanan, Seller

Jolanda K. Buchanan, Seller

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 Antoine F. Buchanan and Jolanda K. Buchanan, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this **31st day of May, 2007.**

Notary Public

My Commission Expires: My Commission Expires March 22, 2008

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

Please return to
Logos Title & Escrow, LLC
209 10th Ave. South, Suite 301A
Nashville, TN 37203