WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/25/07 09:43 2 pgs
Fees:13.00 Taxes:590.15

20071025-0126039

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$159,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23RD DAY OF OCTOBER, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry Gravelle	**Countrywide Bank, FSB**	**147-6-48**
(NAME)	(NAME)	
248 Blackman Road	**3011 Armory Drive, Suite 120**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Nashville, TN 37204**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **James M. Buck and Susan E. Buck, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Larry Gravelle, an unmarried man**, HEREINAFTER CALLED THE GRANTEES, 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. 58 on the Plan of Caldwell Hall Section One, Revised, of record in Book 2900, page 57, 58 and 59, said Register's Office.

Said Lot No. 58 fronts a total of 81.46 feet on the northerly side of Blackman Road and runs back 155.00 feet on the westerly line and 151.6 feet on the easterly line to a line in the rear which measures 86.7 feet thereon.

Being the same property conveyed to James M. Buck and Susan E. Buck, husband and wife by deed from Gary L. Carrigan and wife, Karen Carrigan of record in Instrument No. 20050218-0018747 Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **248 Blackman Road, Nashville, TN 37211**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness our hands this 23rd day of October, 2007.

James M. Buck

Susan E. Buck

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 James M. Buck and Susan E. Buck, husband and wife, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23RD DAY OF OCTOBER, 2007.

Commission expires:

Notary Public



My Commission Expires JULY 5, 2011