(1)

This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
814 East Meade Avenue
Madison, TN 37115
2007100075

Davidson County DEEDWARR
Recvd: 11/01/07 09:56 2 pgs
Fees:13.00 Taxes:111.00
20071101-0128787

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is **$30,000.00**

Sworn to and subscribed before me this 30th day of October, 2007.

Affiant

Notary Public

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/19/09

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
James G. Buckley 329 Binkley Drive Nashville, TN 37211	New Owner	04305027600

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Matt Manson, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **James G. Buckley and wife, Carey A. Buckley**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1, FIRST REVISION OF LOTS 22 AND 23, CRESTVIEW ESTATES, as shown on plat of record in Instrument No. 20070215-0019266, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Said plat prepared by Tommy E. Walker, R.L.S. #1465, P.O. Box 495, Ridgetop, TN 37152.

Being part of the same property conveyed by Warranty Deed from E. Mark Turner to Matt Manson as recorded on the 3rd day of May, 2006 in Instrument No. 20060503-0051374, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: Plan of record in Instrument No. 20070215-0019266, Register's Office for Davidson County, Tennessee; Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes have been prorated and paid at closing.

This is unimproved property known as **801 Cedarcrest Avenue, Madison, TN 37115.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever; and Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 30th day of October, 2007

Matt Manson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **Matt Manson**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of October, 2007.

Notary Public

My Commission Expires: 9/19/09

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY