WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/19/07 13:28 2 pg
Fees:13.00 Taxes:1554.00

20071119-0135240

G-RB-07-209

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF November 2007.

Notary Public

MY COMMISSION EXPIRES: 5-7-08

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
I. Clifford Retief	I. Clifford and Carla R. Retief	
209 Maybelle Lane	(NAME) 238 Pelham Drive	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Brentwood, TN 37027	130-9-78
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ERNEST R. BUCHI JR. AND VINCENT STEPHENSON BROWN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto I. CLIFFORD RETIEF AND CARLA R. RETIEF, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 1, WARNER COURT, SECTION II, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2330, PAGE 124, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ERNEST R. BUCHI, JR. AND VINCENT STEPHENSON BROWN, TENANTS IN COMMON, BY WARRANTY DEED FROM CLARA D. BROWN, UNMARRIED, RECORDED SEPTEMBER 2, 2005 IN INSTRUMENT NO. 20050902-0106122, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

[X] VINCENT STEPHENSON BROWN, IS UNMARRIED AND ERNEST R. BUCHI, JR. HAS NEVER OCCUPIED THE SUBJECT PROPERTY.

unimproved ( )

This is improved (X) property, known as 209 Maybelle Lane, Nashville, Tennessee 37205

(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 15th day of November, 2007.

Ernest R. Buchi Jr.

Ernest R. Buchi Jr.

Vincent Stephenson Brown

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ernest R. Buchi Jr. and Vincent Stephenson Brown, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of November, 2007.

Notary Public

My Commission Expires: 7-2410

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903