THIS INSTRUMENT PREPARED BY AND
AFTER RECORDING RETURN TO:

Sterling Title Services

2672 North Mt. Juliet Road

Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 11/27/07 12:49 2 pgs
Fees:13.00 Taxes:725.20

20071127-0137659

Address New Owner(s)
Antoine Buchanan and Shewanna Buchanan
2356 Haskell
~~Unknown~~
Antioch, TN 37013
Send Tax Bills To:
New Owner

Map & Parcel Nos.:
174 11 0A 224.00

WARRANTY DEED

THIS INDENTURE, made and entered into this 15 **day of** November, 2007, by and between **Jeff Checko**, unmarried party of the first part, and **Antoine Buchanan and Shewanna Buchanan**, married ,party of the second part,

WITNESSETH: That for and in consideration of **ONE HUNDRED NINETY SIX THOUSAND AND 00/100 DOLLARS ($196,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Antioch, County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being all of Lot No. 323, Cane Ridge Farms, Phase Four, according to plat appearing of record in Instrument Number 20030721-0101773, of the Register's Office of Davidson County, Tennessee, to which plat reference is here made for more complete details of location and description of said lot.

Being the same property conveyed to Jeff Checko from Signature Homes, Inc., a Tennessee corporation, by deed dated September 13, 2006, of record in Instrument No. 20061006-0124603 in the records for Davidson County, TN.

Being the same property conveyed to Signature Homes, Inc., a Tennessee corporation from Cane Ridge Farms, LLC by deed dated December 16, 2003, of record in Instrument No. 20031219-0181023 in the records for Davidson County, TN.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Jeff Checko

STATE OF TENNESSEE, COUNTY OF Wilson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jeff Checko,** unmarried, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 15th **day of** November, 2007.

My commission expires: 11-22-08

Notary Public

LEEZA OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 22, 2008

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$196,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 15th **day of** November, **20** 07

PROPERTY ADDRESS:
2356 Haskell
Antioch, TN 37013

LEEZA OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 22, 2008