Davidson County DEEDWARR
Recvd: 11/28/07 10:05 2 pgs
Fees:13.00 Taxes:814.00

20071128-0137969

WARRANTY DEED

JOHN C. LEAVES
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC

B-FSBO-07-1902

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

Subscribed and sworn to before me, this 23rd DAY OF November, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

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
Mary Cain Buckner	Mary Cain Buckner	
1902 Natchez Trace	802 Timber Lane	
Nashville, TN 37212	Nashville TN 37215	104-11-63.00
(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 E. WARDWELL BUCKNER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARY CAIN BUCKNER, UNMARRIED, 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 THE SOUTHERLY PARTS OF LOTS NOS. 49 AND 50 ON THE PLAN OF STOKES AND MARSHALL'S SUBDIVISION, AS OF RECORD IN BOOK 332, PAGE 106, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND DESCRIBED ACCORDING TO A SURVEY MADE BY T. R. SANFORD DATED JANUARY 22, 1952 AS FOLLOWS: BEGINNING AT THE NORTHEASTERLY CORNER OF 28TH AVENUE SOUTH, NOW NATCHEZ TRACE, AND A 15 FOOT ALLEY, SAID POINT BEING ALSO THE SOUTHWESTERLY CORNER OF LOT NO. 49 ON SAID SUBDIVISION; THENCE WITH THE EASTERLY MARGIN OF 28TH AVENUE SOUTH, NOW NATCHEZ TRACE, NORTHERLY 65 FEET TO A POINT; THENCE AT RIGHT ANGLES EASTERLY 82 FEET TO A POINT; THENCE AT RIGHT ANGLES SOUTH 7 FEET TO A POINT; THENCE WITH RIGHT ANGLES EASTERLY 48 FEET TO A POINT IN THE EASTERLY MARGIN OF LOT NO. 50 IN SAID SUBDIVISION; THENCE SOUTHERLY WITH THE EASTERLY MARGIN OF LOT NO. 50, 58.6 FEET TO AN ALLEY, SAID POINT BEING ALSO SOUTHEASTERLY CORNER OF LOT NO. 50; THENCE WITH THE NORTHERLY MARGIN OF SAID ALLEY WESTERLY 130 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO E. WARDWELL BUCKNER BY QUITCLAIM DEED FROM E. WARDWELL BUCKNER AND JOHN H. BUCKNER, CO-TRUSTEES OF THE MARY S. BUCKNER REVOCABLE POUR-OVER TRUST FOR HENRY K. BUCKNER, JR., HENRY K. BUCKNER, III, MARY C. BUCKNER, JOHN H. BUCKNER AND E. WARDWELL BUCKNER AND ISSUE, RECORDED ON THE 3RD DAY OF JANUARY, 2000 IN INSTRUMENT NO. 20000103-0000614, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2007 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 332, PAGE 106; BOOK 8212, PAGE 768; AS INSTRUMENT NO. 200001030000613 (PART OF), SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1902 Natchez Trace, Nashville, Tennessee 37212
(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 23rd day of November, 2007.

E. Wardwell Buckner

E. Wardwell Buckner

STATE OF ~~Tennessee~~ Missouri
COUNTY OF Davidson City of St. Louis

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, E. Wardwell Buckner, 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 23rd day of November, 2007.

Elona K. Murati

Notary Public

My Commission Expires: 4/22/2011

(SEAL)

ELONA K. MURATI
Notary Public - Notary Seal
State of Missouri, St. Louis City
Commission # 07038542
My Commission Expires Apr 22, 2011

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