McCann & Hubbard
1804 Williamson Ct., Ste. 201
Brentwood, TN 37027
615-377-3319

(1)

Davidson County DEEDWARR
Recvd: 12/03/07 15:12 2 pgs
Fees:13.00 Taxes:518.00
20071203-0140029

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$140,000.00.**

Affiant

Subscribed and sworn to before me, this the 27th day of November, 2007.

Notary Public

My commission expires: (AFFIX SEAL)

PATRICIA A. GREER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Juan C. Buruca	Regions Mortgage	107-13 051.00
1104 Coarsey Drive	2050 Parkway Office Circle	
Nashville, TN 37217	Birmingham, AL 35244	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Michael Darby, and wife, Mary Jean Darby

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Juan C. Buruca , 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 the southerly part of the "K. G. Austin" Lot, as shown on a Resubdivision of Part of T F Connolly Lands (unrecorded) Miro Meadows, Second Addition, of record in Book 1424, Page 112, Register's Office for Davidson County, Tennessee.

Said part of said lots fronts 92.5 feet on the westerly side of Coarsey Drive and extends back between parallel lines 165.0 feet to a dead line.

Being all of the same property conveyed to Michael Darby and wife, Mary Jean Darby by deed from Michael L. Nichols, Sr. and wife, Bonnie J. Nichols of record in Instrument No. 20070418-0046370, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2007 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **1104 Coarsey Drive, Nashville, TN 37217**

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 27th day of November, 2007.

Michael Darby

Michael Darby

Mary Jean Darby

Mary Jean Darby

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Michael Darby and wife, Mary Jean Darby**, the bargainor(s) 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, at office, this **27th** day of **November, 2007.**

Notary Public

My Commission Expires: 1-26-08

