WARRANTY DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: Mark M. Buchanan 1023 B Second Avenue South Nashville, Tennessee 37201	SEND TAX BILLS TO: Countrywide Bank PO Box 10423 Van Nuys, CA 91410-0423	MAP-PARCEL NUMBERS: P/O 93-15;304.00

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

DAVID PRITCHARD

HEREINAFTER called the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto

MARK M. BUCHANAN, unmarried

HEREINAFTER called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson County** State of Tennessee, described as follows, to-wit:

Located in Davidson County, Tennessee, and being Unit B of the Chestnut Hill Properties I, as of record in Instrument No. 20071128-0138134, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David Pritchard by warranty deed from Metropolitan Development and Housing Agency of record in Instrument No. 20060816-0100683, Register's Office for Davidson County, Tennessee.

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 it does covenant with the said GRANTEE, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

This is improved property known as **1023 B Second Avenue South, Nashville, TN 37201.**

WITNESS MY HAND this the 3 day of Dec, 2007.

DAVID PRITCHARD

Davidson County DEEDWARR
Recvd: 12/31/07 11:30 2 pgs
Fees:13.00 Taxes:887.63

20071231-0148969

STATE OF TENNESSEE
COUNTY OF Davidson

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, **DAVID PRITCHARD,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 3rd day of December, 2007.



My Commission Expires SEPT. 19, 2009

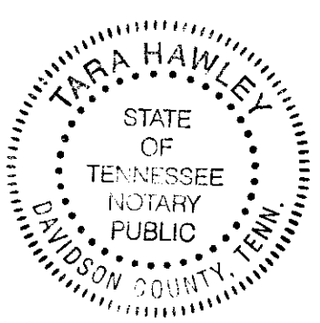
Tara Hawley
NOTARY PUBLIC
My Commission Expires:

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $239,900.00.

Lisa Fitchey
AFFIANT

Sworn to and subscribed to before me this 3rd day of December, 2007.



My Commission Expires SEPT. 19, 2009

Tara Hawley
NOTARY PUBLIC

My Commission Expires: