Davidson County DEEDWARR
Recvd: 03/19/08 14:43 2 pgs
Fees:13.00 Taxes:595.03

20080319-0027844

WARRANTY DEED

G-VRE-08-5613

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,820.00

Terrence M. Buchanan
Affiant

Subscribed and sworn to before me, this 14th DAY OF March, 2008.

Notary Public

MY COMMISSION EXPIRES: 4-4-10
(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE 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
Terrence M. Buchanan	Suntrust Mortgage, Inc.	
5613 Cedar Ash Crossing (ADDRESS)	(NAME) 7770 Poplar Avenue (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Germantown, TN 38138 (CITY) (STATE) (ZIP)	164-13-18

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 BRANDY W. WILLIAMS, F/K/A BRANDY W. MCNEAL AND HUSBAND, GREGORY WILLIAMS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TERRENCE M. BUCHANAN AND ANTWANA T. SMITH, 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 317, ASHEFORD CROSSING, SECTION ONE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 7900, PAGE 937, 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 BRANDY W. MCNEAL, UNMARRIED BY WARRANTY DEED FROM TAMMIE MARIE HARWARD, UNMARRIED, RECORDED ON THE 25TH DAY OF JANUARY, 2005 IN INSTRUMENT NO. 20050125-0009063, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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

unimproved ( )
This is improved (X) property, known as 5613 Cedar Ash Crossing, Antioch, Tennessee 37013
(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 14th day of March, 2008.

Brandy W. Williams

Gregory Williams

STATE OF Tennessee
COUNTY OF Davidson

On this the 14th day of March, 2008, before me personally appeared Larry Swoopes to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Brandy W. Williams, f/k/a Brandy W. McNeal and Husband, Gregory Williams and who acknowledged he/she/they executed the same as the free act and deed of the said Brandy W. Williams, f/k/a Brandy W. McNeal and Husband, Gregory Williams.

Witness my hand and official seal, this the 14th day of March, 2008.

Notary Public

My Commission Expires: 7-24-10

MARY FRANCES RUDY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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