WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/24/08 11:30 2 pgs
Fees:13.00 Taxes:314.50

20080324-0028881

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of March, 2008.

Notary Public

MY COMMISSION EXPIRES: 4-18-2008

(AFFIX SEAL)

BARBARA P. PHILLIPS NOTARY PUBLIC STATE OF TENNESSEE SUMNER CO.

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Suite 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teresa Bamford	Same	
(NAME)	(NAME)	042-08-148.00
556 W MAIN ST.		
(ADDRESS)	(ADDRESS)	
HENDERSONVILLE, TN 37075		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20080713

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Clifford Buckosh**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Teresa Bamford**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Lot 30 Heritage View Subdivision, Section Two, as shown on plat of record in Plat Book 7900, page 37, 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 Clifford Buckosh by Substitute Trustee's Deed from Shapiro & Kirsch, LLP., as Substitute Trustee, filed of record on February 20, 2008, in Instrument No. 20080220-0016507, Register's Office Davidson County, Tennessee.

This is improved X property, known as 1624 Liberty Hill Drive, Madison, TN 37115
(unimproved)
(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, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 21st day of March, 2008.

Clifford Buckosh

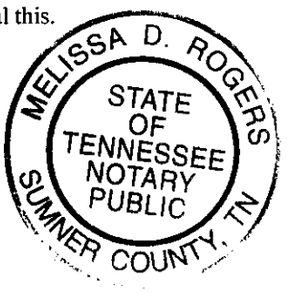
STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Clifford Buckosh, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this.

Commission expires: 3/24/09



Melissa D. Rogers

Notary Public