Davidson County DEEDWARR
Recvd: 10/16/08 14:38 2 pgs
Fees:13.00 Taxes:251.60
20081016-0104263

THIS INSTRUMENT PREPARED BY:
BELL TITLE & ESCROW, INC.
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
ERIC BUCHANAN 1543 12TH AVENUE NORTH NASHVILLE, TN 37208	SAME	08111058300

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, Equity Mortgage, Inc., hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Eric Buchanan, hereinafter called the Grantee, his 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, TN, BEING LOT NO. 175 ON THE PLAN OF MCGAVOCK, WETMORE AND OTHER'S SECTION ADDITION TO NASHVILLE CALLED THE ADDITION TO THE TOWN OF MCGAVOCK OF RECORD IN BOOK 21, PAGE 41, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 175 FRONTS 50 FEET ON THE WESTERLY SIDE OF 12TH AVENUE NORTH, FORMERLY FLORENCE STREET, AND RUNS BACK BETWEEN PARALLEL LINES WITH THE SOUTHERLY MARGIN OF COCKRILL STREET, 154 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO EQUITY MORTGAGE, INC. FROM CURTIS M LINCOLN, TRUSTEE BY TRUSTEE'S DEED DATED 09/10/2007 AS OF RECORD IN INSTRUMENT #20071017-0123237, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property known as: 1543 12th Avenue North, Nashville, Tennessee 37208.

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 we do covenant with the said GRANTEE 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, his heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 our hands this 10TH day of OCTOBER, 2008.

Trey Lewis - V.P.

EQUITY MORTGAGE, INC.
BY: TREY LEWIS,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Trey Lewis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Vice President of Equity Mortgage, Inc., the within named bargainor, and that he as such Vice President of Equity Mortgage, Inc., being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such Vice President of Equity Mortgage, Inc.

Witness my hand and seal, this 10TH day of OCTOBER, 2008.

Sondra Reece

NOTARY PUBLIC

SONDRA REECE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 2/28/2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $68,000.00.

Eric Buchanan

Affiant

Subscribed and sworn to before me this 10TH day of OCTOBER, 2008.

Sondra Reece

NOTARY PUBLIC

SONDRA REECE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 2/28/2012