Davidson County DEEDWARR
Recvd: 12/16/08 11:27 2 pgs
Fees:13.00 Taxes:449.55
20081216-0120433

WARRANTY DEED

LaTrace McAdoo Notary Public My Comm. Exp. 03/20/2010 State of TENNESSEE Davidson County

BOX 13 # 14657

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 121,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF December, 2008

Notary Public

MY COMMISSION EXPIRES: 3/20/2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory Attorney-At-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leonard O. Coleman, II (NAME)	Wells Fargo Bank, NA (NAME)	MAP & PARCEL
801 Cedarcrest Drive (ADDRESS)	2850 Wells Fargo Way (ADDRESS)	04305027600
Madison, TN 37115 (CITY) (STATE) (ZIP)	Minneapolis, MN 55408 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, James G. Buckley and wife, Carey A. Buckley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leonard O. Coleman, II and wife, Debra J. Coleman

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, Lot No. 1 on the First Revision of Lots 22 and 23, Crestview Estates, as shown on plat of record in Instrument Number 20070215-0019266, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular descriotion of said property. Said plat prepared by Tommy E. Walker, R.L.S. # 1465, P.O. Box 495, Ridgetop, Tennessee 37152

Being the same property conveyed to James G. Buckley and Carey A. Buckley, from Matt Manson, unmarried by Warranty Deed of record in Instrument Number 20071101-0128787, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO PROPERTY TAXES FOR THE YEAR 2009 AND SUBSEQUENT YEARS, ALSO SUBJECT TO Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage in favor of the Metropolitan Governement of Nashville of record in Book 4858, Page 643, Register's Office for Davidson County, Tennessee; and further subject to the Plan of First Revision of Lots 22 and 23, Crestview Estates, of record in Instrument Number 20070215-0019266, Register's Office for Davidson County, Tennessee, which shows an owner's certificate, certain notes, easements and setback lines, if any, as may be set forth thereon.

unimproved ( )
This is improved (X) property, known as 801 Cedarcrest Drive, Madison, TN 37115
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hand s this 11th day of December 2008

James G. Buckley

Carey A. Buckley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James G. Buckley and wife, Carey A. Buckley

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 and official seal at Madison, Tennessee, this 11th day of December, 2008.

Commission expires 3-20-10

Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public