BILL GARRETT, Davidson County
Trans:T20090022945 DEEDWARR
Recvd: 04/06/09 16:00 2 pgs
Fees:13.00 Taxes:1346.80
20090406-0031482

Warranty Deed

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $364,000.00.

Affiant

Subscribed and sworn to before me, this the 6th day of April, 2009.

Notary Public

My commission expires: November 22, 2010

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
James Buckingham Cari Buckingham	Countrywide Bank, FSB	Map: 17
1854 Union Hill Road	3011 Armory Drive, Ste 120	Parcel: 7
Goodlettsville, TN 37072	Nashville, TN 37204	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MORRIS E. AYERS, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES BUCKINGHAM AND CARI BUCKINGHAM, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, described according to a survey by Joe M. Cummings, Registered Land Surveyor, Number 1513, dated May 1, 1990, as follows:

Beginning at an iron pin in the northerly margin of Union Hill Road, said point being the southwest corner of this tract and the southeast corner of the tract of land conveyed to Ronald Freeman Smiley of record in Book 7344, Page 315, Register's Office for Davidson County, Tennessee; thence with the line of Smiley North 1 deg. 08' 38" East 464.00 feet to an iron pin; thence North 3 deg. 02' 14" East 835.23 feet to an iron pin in the line of property conveyed to James P. Dickens, et ux, of record in Book 6424, Page 731, said Register's Office; thence with the line of Dickens South 87 deg. 02' 17" East 130.38 feet to a point; thence South 2 deg. 13' 06" East 1,084.02 feet to a concrete monument in the northerly margin of Union Hill Road; thence with said margin of said road South 46 deg. 31' 47" West 233.47 feet to an iron pin; thence on a curve having a delta angle of 6 deg, 42' 16" a radius of 628.91 feet a length of 73.59 feet a tangent of 36.84 feet to a point to beginning and containing 5.01 acres, more or less.

Being the same property conveyed to Johnny M. Ayers and wife Debbie D. Ayers by deed from Burton A. Nowers, a single man of record in Book 8725, page 434, said Register's Office, dated September 4, 1992. And being the same property vested in Deborah D. Ayers by Final Decree of Divorce of record in Book 11295, page 865, Register's Office for Davidson County, Tennessee, and Case No. 97D-2442, in the Fourth Circuit Court for Davidson County, Tennessee. Further, being the same property conveyed to Deborah D. Ayers, by Quitclaim Deed from Johnny M. Ayers of record in

Book 11371, page 443, said Register's Office, dated March 5, 1999. And being the same property conveyed to Morris E. Ayers, a single person by deed from Deborah D. Ayers, a single person of record in Instrument 200209270117959, said Register's Office, dated September 25, 2002.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1854 Union Hill Road, Goodlettsville, TN 37072.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 6th day of April, 2009.

Morris E. Ayers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Morris E. Ayers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 6th day of April, 2009.

Notary Public

My Commission Expires: November 22, 2010

