AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-090900753

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090065949 DEEDWARR
Recvd: 09/28/09 14:59 2 pgs
Fees: 13.00 Taxes: 440.30
20090928-0089977

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
Commission Expires JULY 5, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$119,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 24th day of SEPTEMBER, 2009

Notary Public

MY COMMISSION EXPIRES: 7-5-11

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GEOFFREY BURKE FIREBAUGH **3129 LAKE PARK DRIVE** **NASHVILLE, TN 37211**	Mortgage Loan Servicing Dept. 2520, P.O Box 2153 Birmingham, AL 35287	**119-15-0-027.00**

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, WE,

WILLIE MAE BUCKNER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

GEOFFREY BURKE FIREBAUGH and wife, MELISSA TRUE FIREBAUGH

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. 23 on the Plan of Section Two, Southlake, of record in Book 2083, page 84, Register's Office for said County.

Said Lot No. 23 fronts 50.0 feet on the southwesterly margin of Lake Park Drive and extends back 178.8 feet on the northwesterly line and 239.1 feet on the southeasterly line to a dead line in the rear, measuring 110.5 feet thereon.

Being the same property conveyed to Thomas Walter Buckner and wife, Willie Mae Buckner, by Warranty Deed from Nolen Peter Kelly and wife, Jean M. Poole Kelly, dated 12-17-98 and recorded 12-19-78 in Book 5376, page 998, in the Register's Office of Davidson County, Tennessee. The said Thomas Walter Buckner having since died intestate on or about 10/21/95, leaving property vested in Willie Mae Buckner, as surviving spouse.

This is improved (X) property known as **3129 LAKE PARK DRIVE, NASHVILLE, TN 37211**
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 hands this 24th day of SEPTEMBER, 2009.

Willie Mae Buckner BY David Michael Allen, Attorney In Fact

WILLIE MAE BUCKNER BY DAVID MICHAEL ALLEN, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 24th day of September, 2009, before me personally appeared David Michael Allen to me known to be the person who executed the foregoing instrument in behalf of Willie Willie Mae Buckner as her Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said Willie Willie Mae Buckner

Witness my hand and official seal at Nashville, Tennessee, this the 24th day of September, 2009.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires OCT. 24, 2010