WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/08/10 12:42 2 pgs
Fees:13.00 Taxes:99.90
20100208-0009874

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS: $27,000.00.

Affiant

Subscribed and sworn to before me this 4th day of Feb, 2010.

Notary Public
My Commission expires: 4-15-12.
(Affix Seal)

ELIZABETH MAISON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Eric J. Buchanan	Same	072-11-0-323.00
104 Forest Oaks Drive		
Goodlettsville, Tn 37072		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Wade Real Estate Group, Inc.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Eric J. Buchanan**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 6-A on the plan of Revision Zone Lot Division Lot No.6, W.A. and R.R. Maxey Subdivision, of record in Book 7900, page 133, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Wade Real Estate Group, Inc., by deed from Valerie J. McFadden, unmarried, on March 27, 2009, of record in Instrument Number 20090330-0028130, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2010 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Book 7900, page 133, Register's Office Davidson County, Tennessee.

This is improved property known as: **2183 Rock City, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 February 4, 2010.

Wade Real Estate Group, Inc.

BY: Marc Fearon Pres.
Marc Fearon, President

STATE OF VA

COUNTY OF Fairfax

On this 4th day of Feb, 2010, before me, appeared **Marc Fearon,** to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the **President** of **Wade Real Estate Group, Inc.,** and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said **Marc Fearon**, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

Sumera Baig My Commission Expires: 31st, March 2011

NOTARY PUBLIC

SUMERA IQBAL BAIG
Notary Public
Commonwealth of Virginia
7005758
My Commission Expires Mar 31, 2011

I, Hal Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Elizabeth Maison, a notary public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Elizabeth Maison

Notary's Signature

My commission expires: 04-15-12

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY