ADDRESS NEW OWNER:

Amy E. Sauls
2929 Selena Drive, Unit A-10
Nashville, TN 37211

SEND TAX BILL TO:

Wells Fargo Bank, N.A.
P.O. Box 11701
Newark, NJ 07101

BILL GARRETT, Davidson County
Trans:T20100027569 DEEDWARR
Recvd: 05/07/10 14:24 2 pgs
Fees:13.00 Taxes:295.63
20100507-0035176

MAP & PARCEL NOS.:
119-14-0 A 010.00 CO

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Marsha O. Buffington, a married person** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Amy E Sauls*** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit: *a single person

Being Unit No. 10 as shown on the Site Plan of Kingswood Condominiums, of record in Book 5200, Page 520, Register's Office for Davidson County, Tennesese, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in Exhibit "C" of the Master Deed, as amended, establishing Kingswood Condominiums, of record in Book 6058, Page 320, said Register's Office, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to J. David Buffington and wife, Marsha O. Buffington, from Mary McPherson, an unmarried woman, by Warranty Deed recorded on November 3, 2004, in Instrument No. 20041103-0132282, said Register's Office.

This is property with a common address of **2929 Selena Drive, Unit A-10, Nashville, TN 37211**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 5200, Page 520, Register's Office for Davidson County, Tennessee; (3) Restrictive Covenants of record in Book 5552, Page 732, Book 6058, Page 320, and Book 6058, Page 322, said Register's Office; (4) By-Laws in Book 5552, Page 774, and Book 6058, Page 359, said Register's Office; (5) Bellsouth Easement in Book 11362, Page 523, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 30th day of April, 2010.

Marsha O. Buffington

J. David Buffington

STATE OF TENNESSEE
COUNTY OF COUNTY

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **J. David Buffington and wife, Marsha O. Buffington,** with whom I am personally acquainted, or who 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 office this **30th** day of **April 2010.**

Notary Public
My Commission Expires: 5-6-2013

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

File No. 1004-076

STATE OF TENNESSEE
COUNTY OF COUNTY

The actual consideration or value, whichever is greater for this transfer is $79,900.00.

Affiant

Subscribed and sworn before me this 30th day of April 2010.

Notary Public
My Commission Expires: 5/22/10

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

1004-076