03 Buddy Title

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 30023-04-2011** **Record & Return To:** **First Title and Escrow Company, Inc.** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $315,000.00. x Brian J. Buchanan Affiant Subscribed and sworn to before me this 26th day of April, 2011. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner: Aiden M. Hoyal, Ethan Fesperman 3102 Blakemore Avenue Nashville, TN 37212	**Send Tax Bills To:** Regions Bank dba Regions Mortgage 2050 Parkway Office Circle, RCN6 Birmingham, AL 35244	**Tax Information:** Map and Parcel No.: 104 060 30300

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brian J. Buchanan and wife, Juda Buchanan**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Aiden Hoyal and husband, Ethan Fesperman** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3102 Blakemore Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 26th day of April, 2011.

Brian J. Buchanan

Juda Buchanan

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Brian J. Buchanan and Juda Buchanan**, 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, at office, this 26th day of April, 2011.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

BILL GARRETT, Davidson County
Trans:T20110025426 DEEDWARR
Recvd: 04/29/11 15:31 2 pgs
Fees:13.00 Taxes:1165.50
20110429-0033015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 10 and 30 feet of Lot No. 9, of Block No. 1 on the Plan of Fairfax Place, of record in Book 547, pages 137 and 138, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 60 feet on the northerly side of Blakemore Avenue and runs back between parallel lines 147 feet to a dead line. The said westerly 30 feet of Lot 9, Block No. 1, fronts 30 feet on the northerly side of Blakemore Avenue and runs back 147 feet between parallel lines to the easterly line of Lot No. 10 and measures 30 feet in the rear.

Being the same property conveyed to Brian J. Buchanan and wife, Juda Buchanan, by deed dated March 20, 1998, from Jamie S. Cooper and wife, Charla Cooper, of record in Book 10848, page 830, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2011, prorated by the parties and assumed by the Grantees.
2. All matters appearing on the Plan of record as Book 547, pages 137 and 138, Register's Office for Davidson County, Tennessee.