THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11081001** Rachel Neal 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: $174,000.00. Affiant Subscribed and sworn to before me, this 27th day of October, 2011. Notary Public My Commission Expires: 07/08/13

WARRANTY DEED

Address New Owner: James Booth and Diane Booth 114 Morton Mill Circle Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 141120D11400CO

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, **Claude Ronald Buck, David Michael Buck and Rita Gail Buck Chanatry as heirs of the Estate of Margaret G. Buck** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Booth and wife, Diane Booth** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 114 (and driveway serving said Lot) on the Plan of the Third Revision of Morton Mill Estates, a Planned Unit Development, as of record in Book 7900, Page 561, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed by Will as recorded in Probate Docket #10P-512 and Warranty Deed from Van E. Hill and wife, Jacquelyn M. Hill to Claude E. Buck, Jr. and wife, Margaret G. Buck as recorded on the 28th day of January, 2002 in Instrument No. 20020128-0011694 as corrected at Instrument No. 20050316-0029011, in the Register's Office of Davidson County, Tennessee.

Claude E. Buck Jr. having died on April 13, 2002 in Davidson County, Tennessee and Margaret G. Buck having died on January 25, 2010 also in Davidson County, Tennessee. Petition to Probate the Last Will and Testament of Margaret G. Buck filed on the March 30, 2010 in the Seventh Circuit Court for Davidson County, Tennessee No. 10P-512. Said Last Will and Testament devised said property to her children equally. Said children being listed as Claude Ronald Buck, David Michael Buck, Stephen Wayne Buck and Rita Gail Buck Chanatry. The said Stephen Wayne Buck died on August 26, 2008 without a spouse or children.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF THIRD REVISION, MORTON MILL ESTATES, as recorded in Plat Book 6900, Page(s) 652 as revised in Plat Book 6900, Page 765 and Plat Book 7900, Page 226 and Plat Book 7900, Page 561 and Boundary Plat recorded in Plat Book 6900, Page 406.

BILL GARRETT, Davidson County
Trans:T20110067776 DEEDWARR
Recvd: 10/28/11 14:35 2 pgs
Fees:13.00 Taxes:643.80
20111028-0084145

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 7546, Page 145 as supplemented and amended in Book 7936, Page 704 and Book 8079, Page 804 .

Terms and provisions of by-Laws recorded in Book 7936, Page 709.

Charter of Homeowners' Association recorded in Book 7414, Page 335.

Conveyance of Common Area recorded in Book 7548, Page 963.

This is improved property located at 114 Morton Mill Circle Nashville TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 27th day of October, 2011.

Estate of Margaret G. Buck

David Michael Buck

By: David Michael Buck, Heir

Claude Ronald Buck

By: Claude Ronald Buck, Heir

Rita Gail Buck Chanatry

By: Rita Gail Buck Chanatry, Heir

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Michael Buck, Claude Ronald Buck, and Rita Gail Buck Chanatry, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the only Heirs of the Estate of Margaret G. Buck, the maker or a constituent of the maker and are authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27th day of October, 2011.

Kate Rosenthal

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014