BILL GARRETT, Davidson County
Trans:T20110075954 DEEDWARR
Recvd: 12/01/11 16:08 3 pgs
Fees:18.00 Taxes:218.30
20111201-0093780

WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
115 Hazel Path Drive
Suite #1, Westover Building
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater for this transfer is $59,000.00.

Eric J. Buchanan
Affiant

Sworn to and subscribed before me on this the 21st day of November, 2011.

NOTARY PUBLIC

My Commission Expires: 9/14/13

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

MORTGAGEE:

Mid-State Lenders, Inc.
P. O. Box 2171
Hendersonville, TN 37077

Address New Owner:	Send Tax Bills to:	Map-Parcel
Mr. Eric Buchanan	Same as Owner	09205029200
PO Box 2205		
Goodlettsville, TN 37070		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **MID-STATE LENDERS, INC., a Tennessee Corporation**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **ERIC BUCHANAN**, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being the South part of Lot No. 18, Block 1 on the Map of Fisk University Place as of record in Book 421, pages 4 and 5, Register's office for Davidson County, TN, described according to a copy of a survey by Harvey Gee dated June 7, 1947. Said part of said Lot fronts 84.8 feet on the Easterly side of 32nd Avenue North and runs back between lines 67.5 feet

on the Northerly line and 43 feet on the Southerly line to a dead line measuring 77.2 feet thereon.

BEING the same property conveyed to MID-STATE LENDERS, INC. by Quitclaim Deed dated September 29, 2011, and executed by KEVIN ALLEN and recorded as Instrument No. 20111021-0081890, Registers' Office for Davidson County, TN.

This is improved property known as 802 32nd Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 (my/our) hand(s) this the 16 day of November, 2011, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

MID-STATE LENDERS, INC.

BY: _____

Dan Lewis, President

STATE OF TENNESSEE
COUNTY OF Sumner

BEFORE ME, undersigned, a Notary Public of the State and County aforesaid, personally appeared Dan Lewis with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be President or other officer authorized to execute the instrument of the Mid-State Lenders, Inc., the within named bargainor, a corporation, and that Dan Lewis, as such President executed the foregoing instrument for the purposes contained, by signing the name of the corporation by himself as President.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 16 day of November, 2011.

M. V. Brooks

NOTARY PUBLIC

My commission expires: 05/20/2013

