Prepared By & Return To:
Clarity Title, LLC
815 Loretta Drive
Goodlettsville, TN 37072
11-0466

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th day of ~~Dec~~ December, 2011.

Notary Public

Commission Expiration: 4/20/15

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER:
Brian L. Buchanan
Lesa M. Buchanan
4920 Ashland City Hwy
Nashville, TN 37218

SEND TAX BILLS TO:
Quicken Loans, Inc.
1050 Woodward Avenue
Detroit, MI 48226-1906

MAP-PARCEL:
06800000100

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Frank E. Neal, Personal Representative of the Estate of Charles Ray Bell

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brian L. Buchanan and Lesa M. Buchanan, husband and wife,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING at a point in the middle of State Highway No. 12, it being at the southeast corner of the Guy Owen Tract, and running thence N. 88 degrees E. 8-3/5 poles to a point in said highway; thence N. 17 1/2 degrees E. 12-3/2 Poles to a Cedar tree; thence N. 25 degrees E. 10-8/25 poles to a small hackberry; thence N. 16 degrees E. 9-2/25 poles to an elm; thence N. 19 1/4 degrees E. 13-4/5 poles to a stake; thence N. 15 degrees E. 12-10 18/25 poles to a small elm near the top of a hill; thence N. 47 1/2 degrees W. 11-13/25 poles to a wire fence, Guy Owens East line; thence with said Guy Owens East line, S. 14 3/4 degrees W.66 poles to the beginning, containing 3-3/4 acres more or less,

Included in the above description but EXCLUDED from this conveyance is an easement conveyed to the State of Tennessee of record in Book 9520, Page 484, in the Register's Office for Davidson County, Tennessee

Being the same property conveyed to Frank E. Neal, Personal Representative of the Estate of Charles Ray Bell from Glenda Earle Bell by deed dated 10/15/2010 filed for record on 12/09/2010 in Instrument No. 201012090098295, in the Register's Office for Davidson County Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: **4920 Ashland City Hwy. Nashville, TN 37218**

BILL GARRETT, Davidson County
Trans:T20110079159 DEEDWARR
Recvd: 12/14/11 13:26 2 pgs
Fees:13.00 Taxes:247.90
20111214-0097386

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, 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 hand this 9th day of December, 2011.

Frank E. Neal, Executor

Frank E. Neal, Personal Representative of the
Estate of Charles Ray Bell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Frank E. Neal, Personal Representative of the Estate of Charles Ray Bell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained on behalf of the Estate of Charles Ray Bell, as their free act and deed as Authorized Personal Representative of the Estate of Charles Ray Bell.

Witness my hand and official seal at Nashville, Tennessee this 9th day of December, 2011.

Notary Public

Commission Expiration: 4/20/15

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY