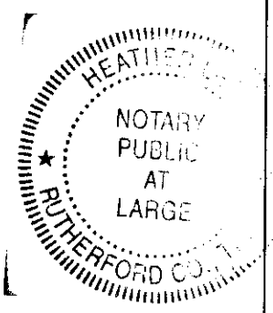
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Theresa Weems
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF FEBRUARY, 2004.

Heather Lee
Notary Public

MY COMMISSION EXPIRES: 6-18-05
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/19/04 11:04 2pgs
Fees:13.00 Taxes:499.50

20040219-0019167

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
103 Maple Street
Smyrna, Tennessee 37167

R-1475

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Darlene M. Biebesheimer	First Horizon Home Loans	162-01-0 021.00
(NAME)	(NAME)	
353 Tusculum Road	2525 West End Ave. # 350	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37060	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Charles Mashburn and wife, Sherrie Mashburn, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Darlene M. Biebesheimer, unmarried and Vicky J. Trotter, unmarried, as joint tenants with the rights of survivorship, 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:

Land in Davidson County, Tennessee, described according to a survey by Campbell Surveying, Co., dated September 28, 1989, as follows:

Beginning at a point on the southerly margin of Tusculum Road located .426 miles, more or less, from Nolensville Road, said point being the northwesterly corner of the Church of Christ property (Book 4621, Page 388); thence, with the Church's westerly property line south 2 deg. 20 min. East 338.7 feet to a point in the northerly property line of David Vernon Smith (Book 5124, Page 300); thence with Smith's northerly property line south 84 deg. West 114.6 feet to the southeasterly corner of the George A. Gunselman property (Book 3255, page 217); thence, with Gunselman's easterly property line North 6 deg. West 332 feet to a point on the southerly margin of Tusculum Road; thence with said margin eastwardly 137 feet to the point of beginning.

BEING all of the same property conveyed to Charles Mashburn and wife, Sherrie Mashburn by Warranty Deed from Vegan Fakhoorian and wife, Tamra Fakhoorian of record in Instrument Number 20000330-0031725, Register's Office for Davidson County, Tennessee, dated March 29, 2000.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 353 Tusculum Road, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 17th day of February, 2004.

Charles Mashburn

Sherrie Mashburn

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles Mashburn and Sherrie Mashburn the bargainor (s), 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.

Witness my hand and official seal at Smyrna, Tennessee this 17th day of February, 2004.

Commission expires: 6-18-05

Heather Lee

Notary Public

HEATHER LEE
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.

RETURN TO:

Jack Case Wilson Title Associates, LLC
103 Maple Street
Smyrna, Tennessee 37167