Return To:
First Title & Escrow
File Box 9B
#22460

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/26/04 16:00 2pgs
Fees:13.00 Taxes:991.23

20040326-0034559

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 267,900.00

Beth Bachmann
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 23rd day of March, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL, NOTARY PUBLIC AT LARGE, DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 22, 2007

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 000134

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Brian Bachmann and Beth Bachmann	SunTrust Mortgage, Inc.	MAP:118-09
2905 Snowden Road	201 4th Avenue North, 7th Floor	Parcel:132.00
Nashville, TN 37204	Nashville, TN 37219	

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

THOMAS ARNOLD PAGE AND WIFE, MARY LOU TROUTMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

BRIAN BACHMANN AND WIFE BETH BACHMANN

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

SEE EXHIBIT "A"

This is improved property known as 2905 Snowden Road, Nashville, TN 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 23rd day of March, 2004.

Thomas Arnold Page

Mary Lou Troutman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, THOMAS ARNOLD PAGE AND MARY LOU TROUTMAN, the bargainor(s), 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 and official seal at Nashville, TN this 23rd day of March, 2004.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL, NOTARY PUBLIC AT LARGE, DAVIDSON COUNTY, TN, MY COMMISSION EXPIRES MAY 30, 2004

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 3 on the Map of Sutton Hill Section of Marengo Park, as of record in Book 974, Page 67, Register's Office for said County, described as follows:

Said Lot No. 3 fronts 75 feet on the westerly side of Snowden Road, and runs back 191 feet on the northerly line and 187 feet on the southerly line, to a dead line, measuring 75.2 feet thereon.

Being the same property conveyed to Thomas Arnold Page by QuitClaim Deed of record in Book 8258, Page 823, Register's Office for Davidson County, Tennessee, date executed 12/17/90, date filed 12/17/90.

Mary Lou Troutman joins in this instrument to convey any and all interest she may have in the subject property by virtue of her marriage to the Grantor.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.