REALTY TITLE 06
BOX 48A

Please Return To:
Realty Title & Escrow Company, Inc.
808 North Mt. Juliet Road
Mt. Juliet, TN 37122

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $117,000.00

Affiant

KEVIN STEIN NOTARY PUBLIC AT LARGE WILSON CO TENN

Subscribed and sworn to before me, this 13 day of April 2004.

Notary Public
My commission expires: 9-16-07

Davidson County DEEDWARR
Recvd: 04/14/04 12:12 2pgs
Fees:13.00 Taxes:432.90
20040414-0041970

Address of New Owner:	Send Tax Bills to:	Tax Information
Rena Marsh Tessier	Lincoln Mortgage, LLC	65-9-1
4741 Cascade Dr.	5200 Maryland Way	
Old Hickory TN 37138	Brentwood, TN 37027	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Luther Thomas Boner and wife, Mary Ann Boner, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Rena Marsh Tessier, hereinafter called the Grantee, her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, TN being Lot No. 312 on the plan of Section Four, Sherwood Forest, of record in Book 4460, Page 182 and 183, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Luther Thomas Boner and wife, Mary Ann Boner by deed, dated 03/21/79, from Federal Deposit Insurance Corporation of record in Book 5505, Page 596, said Register's Office.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 4741 Cascade Dr., Old Hickory, TN 37138

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, her heirs, successors and assigns, forever. Grantors covenant with Grantee that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, her 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 13 day of April, 2004.

Luther Thomas Boner

Mary Ann Boner

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Luther Thomas Boner and Mary Ann Boner, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Mt. Juliet, TN, this 13 day of April, 2004.

Notary Public

My Commission expires 11-27-2006

