Davidson County DEEDWARR
Recvd: 05/05/04 14:01 2pgs
Fees:13.00 Taxes:947.20
20040505-0051464

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 42933

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **256,000.00.**

Judith Atkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **29th DAY OF APRIL, 2004.**

Sharon R. Raney
Notary Public

SHARON L. RANEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
DAVID J. CALKINS	SunTrust Mortgage	**115-15-21**
6239 Bresslyn Road	201 4th Ave North, 7th Fl	**8DZ 70195**
Nashville, TN 37205	Nashville, TN 37219	

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, BYRON T. BACH and wife, MARTHA C. BACH**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID J. CALKINS**

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:

Being Lot No. 124 on the Plan of West Meade Farms, Inc., Section "F" as of record in Book 1835, page 71, Register's Office for said County, described as follows:

Beginning at a point on the southerly margin of Bresslyn Road, the common corner of Lots 124 and 125; thence with the line between said lots, southerly 159.9 feet to a corner of lot 123; thence with the line between lots 123 and 124, southwesterly 156.4 feet to the northeasterly margin of Brook Hollow Road; thence with the margin of said Road, northwesterly 199.7 feet to the beginning of a curve; thence along said curve, northwardly 39.3 feet to a point in the southerly margin of Bresslyn Road; thence with the margin of said road, eastwardly, along a slight curve, 163.2 feet to a point, and continuing with the margin of said Road, eastwardly 82.2 feet to the beginning.

Being the same property conveyed to Byron T. Bach and wife, Martha C. Bach by deed from John W. Austin, Jr., and wife, Fern M. Austin, of record in Book 4210, page 758, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as **6239 Bresslyn Road, Nashville, Tennessee 37205**

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 29th day of April, 2004.

X Byron T. Bach
BYRON T. BACH

X Martha C Bach
MARTHA C. BACH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named BYRON T. BACH and wife, MARTHA C. BACH, the bargainors, 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, Tennessee, this the 29TH day of April, 2004.

NOTARY PUBLIC

My Commission Expires: 3/25/06

ALAN D. MAYER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.