FILE BOX "7"

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP43045

Davidson County DEEDWARR
Recvd: 06/03/04 14:56 2pgs
Fees:13.00 Taxes:416.25

20040603-0065568

WARRANTY DEED

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of May, 2004

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Malisa J. Ast	nBank, N.A.	75-5-106
185 Bonnafield Drive	1255 Lakes Parkway, Building 200, Suite 201	
Hermitage, TN, 37076	Lawrenceville, GA 30043	

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, I/WE,

Horace Wm. Green, Jr., Trustee U/A/D Jan. 21, 2002 of the Horace Wm. Green, Jr. Revocable Living Trust Agreement and any Successors in Trust and any amendments thereto

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

Malisa J. Ast, a single woman

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 Number 8 on the Plan of Hermitage Place, Section One, of record in Plat Book 6900, Page 206, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Horace Wm. Green, Jr., Trustee U/A/D Jan. 21, 2002 of the Horace Wm. Green, Jr. Revocable Living Trust Agreement and any Successors in Trust, and any amendments thereto, by Quitclaim Deed from Horace W. Green, Jr., Individually, of record in Instrument No.: 20020122-0008288; and by Warranty Deed from Gordon Joaquin Toon and wife, Sharon Lynn Toon, f/k/a Sharon Lynn Larsen, of record in Instrument No.: 20011212-0137031, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 185 Bonnafield Drive, Hermitage, TN 37076

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/our hand(s) this 25th day of May, 2004

Horace Wm. Green, Jr. TRUSTEE

Horace Wm. Green, Jr., Trustee
Revocable Living Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Horace Wm. Green, Jr., Trustee U/A/D Jan. 21, 2002 of the Horace Wm. Green, Jr. Revocable Living Trust Agreement and any Successors in Trust, and any amendments thereto, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of May, 2004.

Notary Public

My Commission Expires: 7/29/2006

