WARRANTY DEED

JERRY W. MATTHEWS NOTARY PUBLIC AT LARGE CANNON COUNTY, TENN.
My Commission Expires OCT. 24, 2007

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 236,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF June, 2004

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Security Escrow & Title Co., 750 Old Hickory Blvd. Ste. 165, Brentwood, Tn 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lewis N. Hyatt II	Michigan Fidelity Acceptance Cor	75
(NAME)	(NAME)	
1404 Blossom Ct.	25800 Northwestern Hwy. Ste. 875	12/OE
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076	Southfield, MI 48075	008.00
(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, Kent A. Biery and wife, Linda E. Biery

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lewis N. Hyatt II and Sondra F. Rankin, a single man and 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:

Land in Davidson County, Tennessee, being Lot No. 2 and 22, on the Final Plat of Blossom Trace Subdivision, Davidson County, Tennessee, as shown on plat of record in Instrument No. 20010724-0078049, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

THIS CONVEYANCE IS SUBJECT TO any and all restrictions, easements, setback lines, conditions, plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

Said property having a physical address of: 1404 Blossom Court, Hermitage, Tennessee 37076 (075/12/OE/008.00)

BEING THE SAME PROPERTY conveyed to Kent A. Biery and wife, Linda E. Biery by deed dated 9/12/01 of record in Instrument Number 20010919-0101308, in the aforesaid Register's Office.

Davidson County DEEDWARR
Recvd: 06/29/04 13:55 2pgs
Fees:13.00 Taxes:873.20
20040629-0077168

unimproved ( )
This is improved (X) property, known as 1404 Blossom Ct., Hermitage, Tennessee 37076
(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 hand s this 11th day of June, 2004

Kent A. Biery by Sondra attorney in fact
Kent A. Biery

Linda E. Biery by Sondra attorney in fact
Linda E. Biery

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth A. Biery and wife, Linda E. Biery BY AND THROUGH GEORGE BASH AS ATTORNEY IN FACT

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 Brentwood, Tennessee, AT 11th day of June, 2004.

Commission expires _____

Notary Public

JERRY W. MATHEWS NOTARY PUBLIC AT LARGE CANNON COUNTY, TENN. My Commission Expires OCT. 24, 2007

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public