SSB

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF AUGUST, 2004.

Notary Public I. DYKE TATUM

MY COMMISSION EXPIRES: May 29, 2005

(AFFIX SEAL)

I. DYKE TATUM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES HOWSER	MORTGAGE INVESTORS GROUP	54-0-3
(NAME)	(NAME)	
545 GENERAL KERSHAW DRIVE	8320 E. WALKER SPRINGS LANE	
(ADDRESS)	(ADDRESS)	
OLD HICKORY, TN 37138	KNOXVILLE, TN 37923	
(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, **GERALD L. BIXENMAN AND WIFE, D. GERALDINE BIXENMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES D. HOWSER AND WIFE, MELISSA L. HOWSER**, 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. 1 AS SHOWN ON THE PLAN OF BIXENMAN SUBDIVISION OF RECORD IN PLAT BOOK 5800, PAGE 136, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO GERALD L. BIXENMAN AND WIFE, DORIS BIXENMAN, BY DEED FROM LEAH HANNAH (MRS. J.L) EVANS, A WIDOW, OF RECORD IN BOOK 5409, PAGE 17, SAID REGISTER'S OFFICE.

"FOR MAILING PURPOSES THE US POST OFFICE REFLECTS THE ADDRESS AS 543 GENERAL KERSHAW."

unimproved ☐

This is improved ☒ property, known as 545 GENERAL KERSHAW DRIVE, OLD HICKORY, TN 37138

(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 hands this 27th day of August, 2004.

Davidson County DEEDWARR
Recvd: 09/08/04 15:28 2pgs
Fees:13.00 Taxes:1776.00
20040908-0108787

GERALD L. BIXENMAN

D. GERALDINE BIXENMAN

BY: GERALD L. BIXENMAN, Attorney-In-Fact

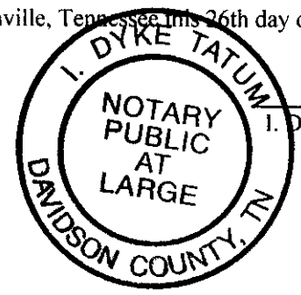
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GERALD L. BIXENMAN the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that HE executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26th day of August, 2004.

Commission expires: May 29, 2005



I. DYKE TATUM Notary Public

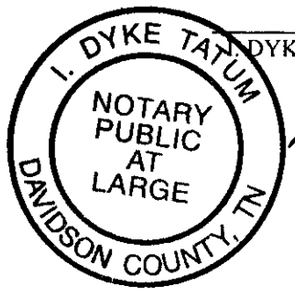
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named GERALD L. BIXENMAN, with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of **D. GERALDINE BIXENMAN** as Attorney-In-Fact, as the free act and deed of the within named **D. GERALDINE BIXENMAN.**

Witness my hand and official seal at Nashville, Tennessee this 26th day of August, 2004.

Commission expires: May 29, 2005



I. DYKE TATUM Notary Public