Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $229,900.00

Affiant

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Subscribed and sworn to before me, this 28th day of October, 2004.

Notary Public
My commission expires:

03-0410-32288

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Mary J. Poor	Suntrust mortgage	142-16-D-5.00CO
2912 Glenway Drive	P.O. Box 79041	
Nashville TN 37221	Baltimore, MD 21279-0041	

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, Christopher J. Bastin, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Mary J. Poor, hereinafter called the Grantees, their 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, Tennessee, being Lot No. 34, on the Plan of Devon Glen, Phase I, of record in Book 7900, Page 457, a further division of the Master Plat of record in Book 6900, Page 398, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Christopher J. Bastin, unmarried, by deed from Dennis T. Bynum and wife, Shaunelle Z. Bynum, of record in Instrument No. 200006060056364, Register's Office for Davidson County, Tennessee.

Juliana Bastin, wife of Christopher J. Bastin, hereby joins in the execution of this instrument to convey her marital interest, if any, in subject property.

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 2912 Glenway Drive, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees 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 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.

Davidson County DEEDWARR
Recvd: 11/01/04 14:41 2pgs
Fees:13.00 Taxes:850.63
20041101-0130939

WITNESS my hand this 28th day of October, 2004.

Christopher J. Bastin

Juliana Bastin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Christopher J. Bastin and wife, Juliana Bastin, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 28th day of October, 2004.

Diane K. Mann
State of Tennessee at Large

My Commission expires 03/14/05