REALTY TITLE
Box 48X

Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy.
Hermitage, TN 37076

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

15-0505-150292

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $191,000.00

Affiant

Subscribed and sworn to before me, this 31 day of May, 2005.

Notary Public
My commission expires: 11-27-06

Address of New Owner:	Send Tax Bills to:	Tax Information
Jeffrey G. Bixenman	SunTrust Mortgage, Inc.	75-11-A
4228 Rachel Donelson Pass	P.O. Box 57028	101.00 CO
Hermitage TN 37076	Irvine, CA 92619	

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, **David A. Boender, unmarried,** hereinafter referred to as Grantor, has bargained and sold, and do hereby transfer and convey to **Jeffrey G. Bixenman, unmarried** hereinafter called the Grantee, his 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 127 on the Plan of First Revision, Phase Four-A, Heritage Meadows, of record in Instrument No. 20020123-0009310, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description.

Being the same property conveyed to David A. Boender by deed from Frank Batson Homes, Inc., dated 10-17-03, of record in Inst. No. 20031021-0155508, Register's Office for Davidson County, Tennessee.

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 4228 Rachel Donelson Pass, 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, 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.

Davidson County DEEDWARR
Recvd: 06/02/05 10:06 2 pgs
Fees:13.00 Taxes:706.70

20050602-0062242

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 hand this 31 day of May, 2005.

David A Boender
David A. Boender

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, David A. Boender, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 31 day of May, 2005.

Robbin Teasley
State of Tennessee at Large

My Commission expires 11/27/06

