RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
SP43964

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/06/05 15:28 2 pgs
Fees:13.00 Taxes:1008.25

20050706-0077678

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$272,500.00.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
30th day of June, 2005.

Notary Public My Commission Expires NOV. 22, 2008

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
MARK A. BIXLER et ux **2930 Vaulx Lane** **Nashville, TN 37204**	*New Owner*	**118-6-44** **16DA 11020**

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 **WILLIAM THOMAS POLK and LULA McWHORTER POLK FAMILY TRUST**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEYED TO **MARK A. BIXLER and wife, STEPHANIE T. BIXLER**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT:**

Land in Davidson County, Tennessee, being Unit No. 3 of Lot 25-B and all of Lot No. 26-B on the plan of Battlefield Estates, Section One, as of record at Book 843, Pages 96 and 97, Register's Office for said County, to which plan reference is hereby made and the same incorporated herein for a complete description of said lots.

Being the same property conveyed to William Thomas Polk and Lula McWhorter Polk Family Trust, by deed from Elizabeth G. Odle, unmarried, of record in Instrument Number 20020410-0044563, Register's Office for Davidson County, Tennessee.

This property is improved known as 2930 Vaulx Lane, Nashville, Tennessee 37204

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 hand this 30th day of June, 2005.

THE WILLIAM AND LULA POLK FAMILY TRUST

By: _____ Trustee
ANN POLK SIMONS, Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, THE UNDERSIGNED, a Notary Public within and for the State and County aforesaid personally appeared ANN POLK SIMONS, with whom I am personally acquainted and who upon oath(s) acknowledged herself to be the Trustee of THE WILLIAM AND LULA POLK FAMILY TRUST, the within named bargainor, and that she as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by the said ANN POLK SIMONS, as such Trustee.

WITNESS my hand and official seal at Nashville, Tennessee, this the 30th day of June, 2005, this the 30th day of June, 2005.

NOTARY PUBLIC

My Commission Expires: 7/28/2006

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