Davidson County DEEDWARR
Recvd: 04/25/06 10:49 2 pgs
Fees:13.00 Taxes:998.63

20060425-0047039

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $269,900.00

Affiant

Subscribed and sworn to before me, this 21st day of April, 2006.

Notary Public
My commission expires: 02/24/08

MARK A. ELLIOTT NOTARY PUBLIC AT LARGE DAVIDSON CO.

06-0603-72218

Address of New Owner:	Send Tax Bills to:	Tax Information
Donald Peszynski 4185 Arch Drive #115 Studio,City, CA 91604	SunTrust Mortgage, Inc 201 4th Ave. N., 6th Floor Nashville, TN 37219	75-11-0-A-049

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, Bennett E. Tyler and Stephanie L. Beaumont, now Tyler, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Donald Peszynski, 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. 44, on the Plan of Phase Two, Heritage Meadows, of record in Book 9700, Page 525, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bennett E. Tyler and Stephanie L. Beaumont, now Tyler by deed from Frank Batson Homes, Inc., dated 9-29-00, of record in Instrument No. 20001003-0097776, 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 1244 Andrew Donelson Drive, 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.

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 21th day of April, 2006.

Bennett E. Tyler

Stephanie L. Tyler

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Bennett E. Tyler and Stephanie L. Tyler, 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 Mt. Juliet, TN, this 21th day of April, 2006.

Kathleen Tomlinson
Davidson

KATHLEEN A. TOMLINSON
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

My Commission expires 02/24/08