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808 North Mt. Juliet Road
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Davidson County DEEDWARR
Recvd: 04/13/07 10:50 2 pgs
Fees:13.00 Taxes:474.53
20070413-0044616

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$128,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
11 DAY OF April, 2007

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 2-24-08
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Raymond D. Hibbs and Pamela J. Hibbs ~~4901 Shadowlawn Drive~~ 6002 Nicholas Ct. ~~Hermitage, TN 37076~~ Mt. Juliet, TN 37122	Suntrust Mortgage Inc P.O. Box 57028 Irvine CA 92619-7028	Map 76-5 Parcel 39

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, we,

Lisa Boaz f/n/a Lisa Boaz Johnson n/k/a Lisa Vargas and husband, John Vargas

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Raymond D. Hibbs and wife, Pamela J. Hibbs

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. 36 ON THE PLAN OF HIDDEN HILL, ~~HILLS~~, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4860, PAGE 43, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE MORE A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DAVID W. JOHNSON AND WIFE, LISA BOAZ JOHNSON BY DEED FROM CARL F. BAUMB AND WIFE, SHELLI S. BAUMB OF RECORD IN BOOK 7361, PAGE 646, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY NOW VEST IN LISA BOAZ (F/N/A LISA BOAZ JOHNSON) BY QUITCLAIM DEED FROM DAVID W. JOHNSON, OF RECORD IN INSTRUMENT NO. 20031204-0174347, RECORDED 12/4/2003, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. JOHN VARGAS JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY RIGHT, TITLE, AND INTEREST IN AND TO SAID PROPERTY WHICH HE MAY HAVE MARITAL OR OTHERWISE.

This conveyance is made subject to the following:

1) 2007 taxes and subsequent years.
2) Property is subject to all matters as shown on the plat of record in Book 4860, Page 43, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 4901 Shadowlawn Drive, Hermitage, TN 37076
(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 hand(s) this 11th day of April, 2007.

Lisa Vargas
Lisa Vargas

John Vargas
John Vargas

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Lisa Vargas and husband, John Vargas, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of April, 2007.

NOTARY PUBLIC

My Commission Expires: 11-14-2009



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4334 Lebanon Road
Hermitage, TN 37076