Davidson County DEEDWARR
Recvd: 06/26/07 13:38 2 pgs
Fees:13.00 Taxes:1520.70
20070626-0076289

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $411,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 22nd day of June, 2007.

Notary Public

My Commission Expires: 9-4-07

ANTHONY ELLIS NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
David Bixby and wife, Stephanie Bixby

4503 Nevada Avenue
Nashville, Tennessee 37209

return to
Skyline Title and Escrow
6200 Baum Drive, Suite 13
Knoxville, TN 37919

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

09116010900

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, S & B Management, Inc. hereinafter referred to as Grantors, hereby transfers and conveys to David Bixby and wife, Stephanie Bixby, hereinafter referred to as 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. 404 and the easterly 10 feet of Lot No. 406 of Block 20 on the plan of Charlotte Park Company's First Addition, of record in Book 57, Page 103, Register's Office for said County.

Said Lot No. 404 and part of Lot No. 406 front together 60 feet on the southerly margin of Nevada Avenue and extend back between parallel lines 150 feet to an alley.

Being the same property conveyed to S&B Management, Inc. by Warranty Deed from Jerry A. Fentress, unmarried of record in Instrument No. 20061002-0121404, Register's Office of Davidson County, Tennessee dated September 26, 2006.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 57, Page 103, Register's Office of said County.

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.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 4503 Nevada Avenue, Nashville, TN 37209.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 22nd day of June, 2007.

S & B Management, Inc.

By: _____
K. Thomas Sidwell, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, K. Thomas Sidwell, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purposes there contained, and who further acknowledged that he/she/they is/are the Authorized Agent of S & B Management, Inc. (herein called the **"Maker"**), or a constituent of the **Maker** and is/are authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument on behalf of the **Maker** on this 22nd day of June, 2007.

Witness my hand and official seal this 22nd day of June, 2007.

_____
Notary Public

My Commission Expires: 5/8/10

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires MAY 18, 2010