This Form furnished by Attorneys Title Company, Inc.

BOOK 5599 PAGE 206

Form No. WD-2

7590 05/07 136.24- CHECK

FROM

Ronnie L. Bonee, et ux

Mail

TO

Sanford O. Howard, et ux
4703 Dakota Ave Nashville 37209

For draftsman's use

This instrument prepared by
JOHNSON & EDWARDS
Attorneys-at-Law
600 Stahlman Building
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sanford O. Howard, et ux (NAME)	The Lomas & Nettleton Company (NAME)	173-1
224 Cedarview Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 926 (STREET ADDRESS)	72
Antioch, TN. 37013 (CITY) (STATE) (P. O. ZIP)	Virginia Beach, VA. 23451 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

F 88288

IDENTIF. REFERENCE T

MAY 7 9 38 AM '80

FELIX A. MAY, SUM. REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 49,906.97 × Sanford O. Howard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF May 19 80

Elizabeth Kemp
Notary Public

MY COMMISSION EXPIRES: 4-18-82

(AFFIX SEAL)

For and in Consideration of the sum of TEN AND NO/100----------($10.00)----------

DOLLARS

Cash in hand paid, the receipt of which is hereby acknowledged and other good and valuable considerations, a part of which is the assumption of one certain trust deed dated January 9, 1976, and filed for record in the Office of the Recorded of Deeds of Davidson County, Tennessee, in Book 4990, Page 450, and note of even date thereby secured, in the original principal amount of $34,300.00 payable to Fidelity Federal Savings & Loan Association, which debt the Grantees herein assume and agree to pay as part payment of the purchase price, assigned to Government National Mortgage Association by instruments of record in Book Book 5018, Page 352 and Book 5022, Page 638, Register's Office Davidson County, Tennessee.

We, Ronnie L. Bonee and wife, Connie Kay Bonee, Grantors, herein,

have bargained and sold, and by these presents do transfer and convey unto the said

Sanford O. Howard and wife, Louise C. Howard,

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. 346 on the plan of Monte Carlo Estates, Section 1, of record in Book 4675, Page 68, Register's Office for Davidson County, Tennessee. SAID Lot No. 346 fronts 95.0 feet on the southerly side of Cedarview Drive and runs back 159.29 feet on the northwesterly line and 170.0 feet on the southeasterly line to a line in the rear which measures 51.72 feet.

BEING the same property conveyed Ronnie L. Bonee and wife, Connie Kay Bonee, by deed from Jimmy D. Parish and wife, Sara A. Parish, of record in Book 5246, Page 547, Register's Offic Davidson County, Tennessee.

The Grantees further hereby assume the obligations of the Grantors, under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. Grantors hereby assign, set over and transfer all their right, title and interest in and to the escrow accounts and insurance.

This conveyance is made subject to Agreement for Common Driveway with Lot No. 345 on the Plan of Monte Carlo Estates, Section 1, as of record in Book 4990, Page 446, Register's Office Davidson County, Tennessee.

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This is { unimproved ( ) / improved (xx) } property, known as 224 Cedarview, Antioch, Tennessee 37013
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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 Grantors do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And Grantors 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.

Witness our hands s this 5th day of May, 19 80.

Konnie L. Bonee
Konnie L. Bonee

Connie Kay Bonee
Connie Kay Bonee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronnie L. Bonee and wife, Connie Kay Bonee,

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 5th day of May, 19 80.

Elizabeth Kemp, Notary Public.

Commission expires 4-18-82

ELIZABETH KEMP NOTARY PUBLIC DAVIDSON COUNTY, TN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in , this day of , 19 .

, Notary Public.

Commission expires 4-18-82

ELIZABETH KEMP NOTARY PUBLIC DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			49906.97- CO 129.74 CO TX .50 PRFEE 6.00 WDEED CHECK 136.24- 7590A05/07/80 B4L .0	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 88288

IDENTIF. REFERENCE T

MAY 7 9 38 AM '80

FEL. Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 756336