BOOK 6840 PAGE 275

This Instrument Prepared By:
WILLIAM G. TRABER, ATTORNEY AT LAW
107 Donelson Pike
P. O. Box 140255
Nashville, TN 37214

ADDRESS NEW OWNER:
Vernon K. Bonner
4433 Juneau Dr.
Hermitage, TN.
37076

SEND TAX BILLS:
Fidelity Federal S & L, Assoc.
401 Union Street
Nashville, TN. 37219

MAP-PARCEL:
150-3
part 148.5

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, James D. Griffith and wife, Patricia A. Griffith, their, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Vernon K. Bonner and wife, Beverly P. Bonner, 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. 57-A, Zone Lot Division of Lots 55 thru 59, Chelsea of Priest Lake, Section One-B, as of record in Book 6250, page 426, said Register's Office.
>
> Said Lot No. 57-A fronts 15.00 feet on the southeasterly side of Agatha Court and runs back 188.76 feet on the northeasterly line and 87.49 feet on the southwesterly line to a line in the rear which measures 98.11 feet thereon.
>
> Being the same property conveyed to James D. Griffith and wife, Patricia A. Griffith by deed from Philhall Corp. as of record in Book 6637, page 639, said Register's Office.
>
> The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in favor of Fidelity Federal Savings & Loan Association, said Register's Office.
>
> The escrow account as it relates to this property is hereby transferred to the Grantees, as is the hazard insurance.

This is improved property known as 3210 Agatha Court, Antioch, Tennessee 37013.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal.

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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 25th day of April, 1986.

James D. Griffith

Patricia A. Griffith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James D. Griffith and wife, Patricia A. Griffith, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 25th day of April, 1986.

NOTARY PUBLIC

My Commission Expires: 10.24.88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $61,942.21.

AFFIANT

Subscribed and sworn to before me this 25th day of April, 1986.

NOTARY PUBLIC
My Commission Expires: 10.24.88

MAIL TO:
W. G. TRABER
P.O. Box 140255
NASHVILLE, TENN. 37214

W. G. TRABER

NASHVILLE, TENN. 37214

95405

IDENTIFICATION REFERENCE

APR 28 2 43 PM '86

FELIX Z WILSON II REGISTER
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
			61942.21- CONT.	
			160.54 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 167.44-	
7738	04/28/86	BAL	.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95405

IDENTIFICATION REFERENCE

APR 28 2 43 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 241719