THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 102,500.00

Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 15th day of February 1995

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
SCOTT BONNER 2401 Elliott Avenue Nashville, Tennessee 37204	First Tennessee Bank P.O. Box 474 Memphis, Tennessee 38101	MAP 105-14 PARCEL 194

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWO THOUSAND FIVE HUNDRED AND NO/100---------- ($ 102,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s, the receipt of which is hereby acknowledged, I, RICHARD ICE, UNMARRIED hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto SCOTT BONNER AND WIFE, LISA ROTA hereinafter called the Grantee s, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 7 on the Plan of Robert Lee Bibb's Subdivision of Lot No. 3 on the Henry Tract of record in Book 547, page 194, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Richard Ice by deed from American Financial Corporation of Tampa of record in Book 9314, page 345, Register's Office for Davidson County, Tennessee.

95 FEB 17 AM 8:43
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

34823
IDENTIF. & REFERENCE

This is improved property known as 2401 Elliott Avenue, Nashville, Tennessee 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE s, their heirs and assigns, forever.

GRANTOR COVENANT s with the said GRANTEEs that he is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Robert Lee Bibb's S/D of Lot No. on the Henry Tract of record in Book 547, page 194, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s himself___, his___ heirs and representatives to warrant and forever defend the title to the said GRANTEE_s_, their__ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF _I__ have hereunto set _my__ hand___on this the __15th__ day of __February___, 19 95 .

RICHARD ICE

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 RICHARD ICE, UNMARRIED, the bargainor___, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ____he_____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal this __15th__ day of __February___ , 19 95 .

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

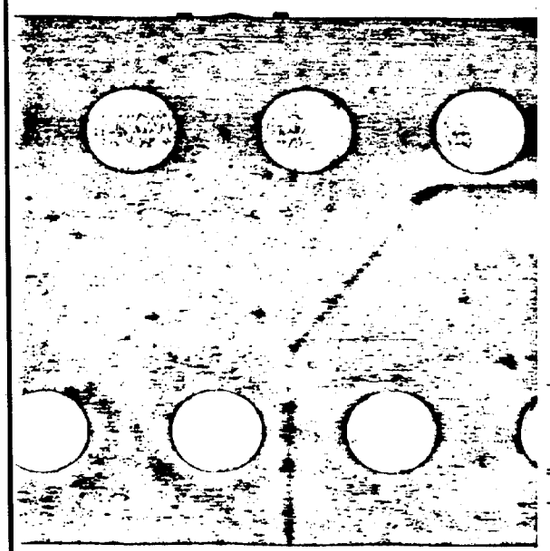
Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

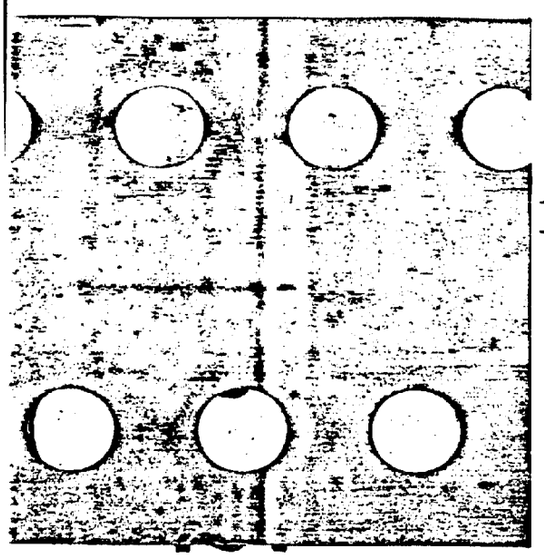
Witness my hand and official seal this _____day of _____ , 19 ____.

My Commission Expires: _____

Notary Public

2476 02/16 0101 03CHECK 388.25





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9597 PG 145

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

CAMT 102500.00
CON TX 379.25
PRFEE 1.00
MDEED 8.00
TOTAL 388.25
CHECK 388.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/16/95 01 20:42 0001 2476

34823
IDENTIF. & REFERENCE

95 FEB 17 AM 8:43
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 882175