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File in Box No. 19 B

#96-2-44-B

This Instrument Prepared By:

Gail P. Pigg, Attorney
219 Second Avenue, North
First Floor Suite
Nashville, Tennessee 37201

OWNER(S) ADDRESS AS FOLLOWS:	*SEND TAX BILLS TO:*	*MAP & PARCEL NO.*
Steven D. Bonner, et ux	LEADER FEDERAL BANK FOR SAVINGS	*Map 142-13-C*
8531 Sawyer Brown Road	P. O. Box 2926	Parcel 2
Nashville, Tennessee 37221	Memphis, TN 38101-2926	

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 consideration, the receipt of which is hereby acknowledged, we,

HAURY AND SMITH CONTRACTORS, INC.

a Tennessee Corporation, hereinafter called the GRANTORS, having bargained and sold, and by these presents do transfer and convey unto,

STEVEN D. BONNER AND WIFE, AMY N. BONNER

hereinafter called the GRANTEES, their heirs and assigns, a certain condominium apartment in Davidson County, State of Tennessee, described as follows, to wit:

Unit No. 8531 *, together with the carport designated No.* 8531*-C, in River Plantation, Section Ten, Phase II-A, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Ten, Phase II-A, Condominium Apartments, recorded in Plat Book 7900, page 956, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 9394, page 598, said Register's Office for Davidson County, Tennessee, to which reference is hereby made, and in annexation document in Book 9669, page 111, Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Ten, Phase II-A, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 9394, page 598, et. seq., as applied to Section Ten, Phase II-A, by annexation documents in Book 9669, page 111; and Book 9780, page 284, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.*

This conveyance is also subject to the Covenants, Conditions and Restrictions for the River Plantation Sections 8-11 Umbrella Association, Inc., of record in Book 7389, page 924, Plat in Book 7900, pages 745, et. seq., as re-recorded in Book 7900, page 945, and Plat Book 7900, page 956, Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to Haury and Smith Contractors, Inc., by deed from B. B. Doubleday, Jr., of record in Book 7074, page 493, as corrected by Deed of Correction in Book 7400, page 792, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 1996 taxes, and as above set forth.

This is improved property known as 8531 *Sawyer Brown Road, Nashville, Tennessee 37221.*

TO HAVE AND TO HOLD the same tract or parcel of land with appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said unit in fee simple, have good right to convey it, and the same is unencumbered, except as hereinabove set forth; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said unit to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever except as set forth above. 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 14th *day of* February*, 1996.*

HAURY AND SMITH CONTRACTORS, INC.

BY: Randall Corey

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Randall Toney with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and, who, upon oath, acknowledged himself to be the Chief Financial Officer of **HAURY AND SMITH CONTRACTORS, INC.** the within named bargainor, a corporation, and that he executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Randall Toney as Chief Financial Officer.

WITNESS my hand and seal at office in Nashville, Tennessee, this _____ day of February, 1996.

Gail Picc
NOTARY PUBLIC

GAIL PICC NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 7/27/96.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $147,200.

John D. Bonner

Sworn to and subscribed before me this 14 day of February, 1996.

Scott D. Weiss
NOTARY PUBLIC

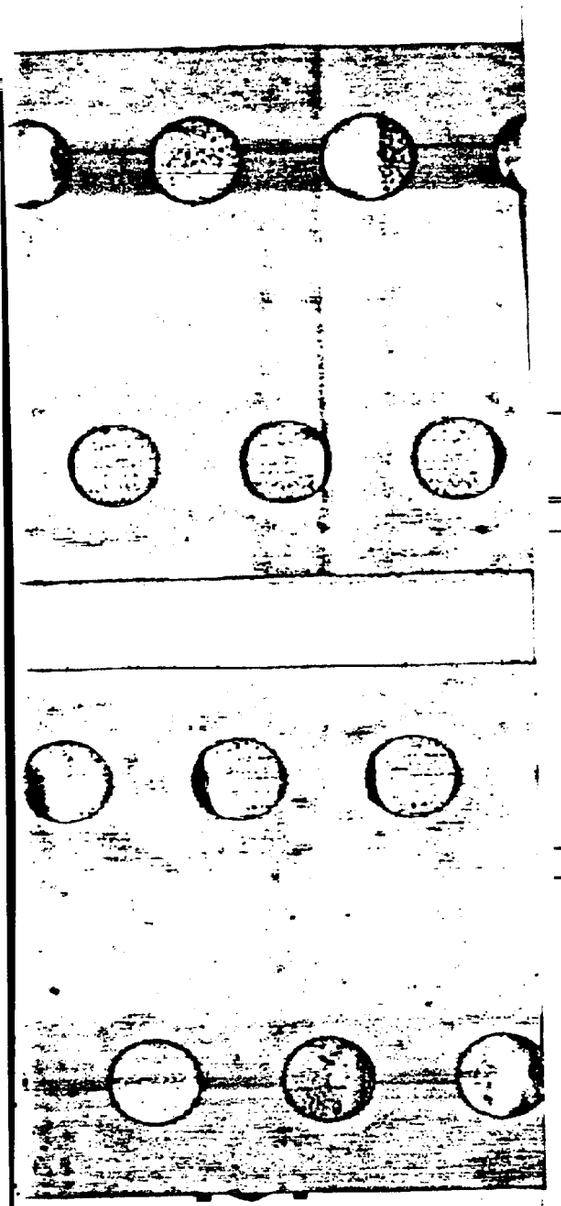
SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires: 7/24/99.

IDENTIFICATION 015105

96 FEB 16 AM 11:03
FELIX E. [illegible]
DAVIDSON COUNTY, TN.

8757 02/16 0101 03CHECK 53.64



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

CAMT
147200.00
CDN TX 544.64
PRFEE 1.00
WDEED 8.00
TOTAL 553.64
CHECK 553.64

02/16/96 01 11:05 0001 8757

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0151105
IDENTIF. # REFERENCE

96 FEB 16 AM 11: 0

FELIX Z. WILSON II REGI...
DAVIDSON COUNTY, TN

No. 1006940