Box 11

This Instrument Prepared By:
**Gibson & Gregory**
**Suite 600, 200 Fourth Avenue, North**
**Nashville Tennessee 37219**

Box 40-A

FILE BOX 11

**ADDRESS NEW OWNER:**
Elaine Bond
3044 Buenaview Boulevard
Nashville, Tennessee 37218

BOOK 10086 PG 807

**SEND TAX BILL:**
To Owner

**MAP AND PARCEL:**
MAP 059-05
PARCEL 124

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten ($10.00) Dollars, cash in hand paid by the herein named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, James R. Davis, unmarried ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto Elaine Bond ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Being Lot No. 129 on the Plan of Buena Vista Estates, Section IV, as of record in Book 4300, page 81, Register's Office for said County.
>
> Said Lot No. 129 fronts 80.0 feet on the northerly side of Buenaview Boulevard, and extends back between lines, measuring 115.00 feet on the easterly line and 135.0 feet on the westerly line, to a broken line in the rear on which it measures 108.00 feet thereon.
>
> Being the same property conveyed to James R. Davis and wife, Mary Katherine Davis by deed from H. Lynn Greer, Jr., Trustee of record in Book 4537, page 959, Register's Office for Davidson County, Tennessee, the said Mary Katherine Davis having since died.

This is improved property known as 3044 Buenaview Boulevard, Nashville, TN 37218.

This conveyance is made subject to real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

**TO HAVE AND TO HOLD** the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, successors and representatives, to warrant and forever defend the title to the Property to Grantee, her heirs, successors 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 my hand this the 7th day of June, 1996.

James R. Davis

BOOK 10086 PG 808

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 R. Davis, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 7th day of June, 1996.

Laura Matthews
NOTARY PUBLIC

My Commission Expires: 11-27-99

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual value or consideration, whichever is greater, for this transfer is $61,200.00.

AFFIANT

Subscribed and sworn to before me this 12 day of June, 1996.

NOTARY PUBLIC

My Commission Expires: 9/18/99

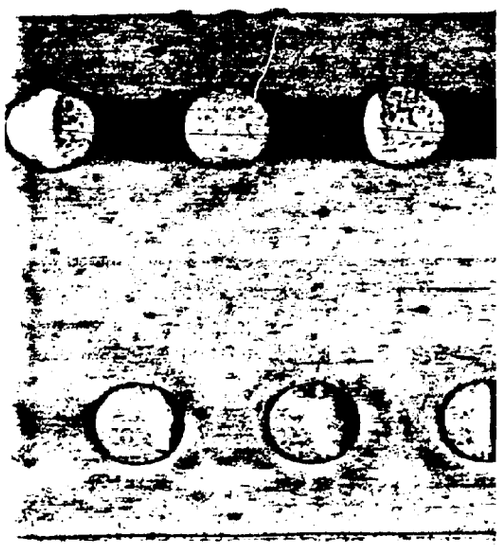
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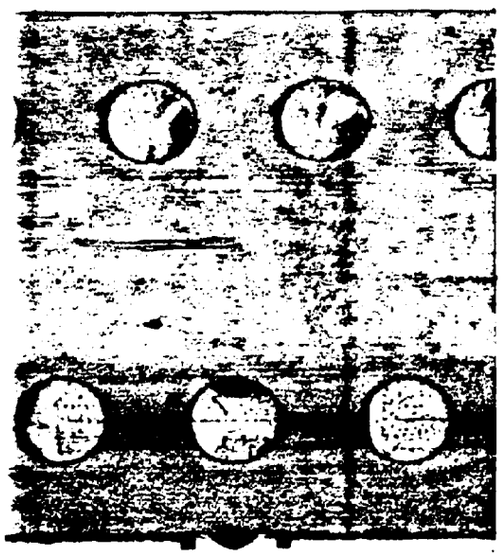
IDENTIFICATION REFERENCE

96 JUN 14 PM 12:34

DAVIDSON COUNTY, TN.

3444 06/14 0101 03CHECK 235.44





**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10086 PG 809

| | | |
|---|---|---|
| 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 | 61200.00 |
| CON TX | 226.44 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 235.44 |
| CHECK | 235.44 |

06/14/96 01 12:41 0001 3444

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0192666
IDENTIF. ↑ REFERENCE

96 JUN 14 PM 12:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1051258