WARRANTY DEED

PREPARED BY:

C. Patterson Cron
Attorney at Law
175 East Main Street
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $104,500.00.

Charles R. Bonnar
Affiant

Sworn to and subscribed before me on this the 22nd day of December, 1998.

Charles P. Cron
NOTARY PUBLIC
My Commission Expires: 3-27-99

MORTGAGEE:

Old Hickory Credit Union
P.O. Box 431
Old Hickory, TN 37138-0431

ADDRESS NEW OWNER:
CHARLES R. BONNAR and wife,
RUTH ANN BONNAR
105 Utley Drive
Goodlettsville, TN 37072

SEND TAX BILLS TO:
Old Hickory Credit Union
P.O. Box 431
Old Hickory, TN 37138-0431

Map/Parcel: 18-7-40.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, **WE, MICHAEL LESLIE WILLIAMS and wife, MARILYN J. WILLIAMS**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **CHARLES R. BONNAR and wife, RUTH ANN BONNAR**, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Connell Estates, Section I, as of record in Book 2900, page 15, Register's Office for said County.

Said Lot No. 41 fronts 84 feet on the northeasterly margin of Utley Drive and extends back 223 feet on the northerly line and extends back 117 feet on the southerly line to a broken line measuring 100.4 feet thereon.

Being the same property conveyed to Michael Leslie Williams and wife, Marilyn J. Williams, by deed from Garry H. Bell and wife, Patricia H. Bell, of record in Book 5965, page 540, Register's Office for Davidson County, Tennessee.

This is improved property known as 105 Utley Drive, Goodlettsville, Tennessee, 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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, except as follows:

1) 1998 Davidson County and Goodlettsville City taxes have been prorated and will be paid by the Grantees when due.

2) Plan of record in Plat Book 2900, page 15, Register's Office for Davidson County, Tennessee.

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 this the 22nd day of December, 1998.

Michael Leslie Williams
MICHAEL LESLIE WILLIAMS

Marilyn J. Williams
MARILYN J. WILLIAMS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, Michael Leslie Williams and Marilyn J. Williams, the bargainors with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, Tennessee, this the 22nd day of December, 1998.

Charles P. Co
NOTARY PUBLIC

My Commission Expires: March 27, 1999

05229878
IDENTIF. ↑ REFERENCE

98 DEC 29 PM 1:23
REGISTER
DAVIDSON COUNTY, TN.

5447 12/29 0101 03CHECK 397.95

OFFICIAL RECEIPT
BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11270 PAGE 17

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT	
	104500.00
CO TX	356.65
PRFEE	1.00
MISC	5.00
CFEE	2.00
TOTAL	397.65
CHECK	397.65

12/29/98 01 13:20 0001 5447

05298781
IDENTIF. ↑ REFERENCE
98 DEC 29 PM 1:23
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1406960