WARRANTY DEED

JUDY S. WELLS ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON COUNTY

My Commission Expires September 23, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 56,000.00

Alex W Bonner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF May 19 99

Judy S Wells
Notary Public

MY COMMISSION EXPIRES: 9/23/2003 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Judy S. Wells, Attorney, 750 Old Hickory Blvd., Suite 202, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alex W. Bonner (NAME)	Alex W. Bonner (NAME)	162-6-213
254 Ocala Drive (ADDRESS)	(ADDRESS)	5DU-55497
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, George Kern, III and wife, Diane Marie Kern

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alex W. 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. 156 on the Plan of Fair Oaks, Section Two, of record in Book 4460, page 53, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to George Kern, III and wife, Diane Marie Kern, by deed from Metropolitan Housing II, LTD, of record in Book 8241, page 853, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1999 have been prorated and payment thereof is expressly assumed by the herein Grantee; Restrictions of record in Book 4556, page 718; Plan of record in Book 4460, page 53; all in the Register's Office for Davidson County, TN.

unimproved ( )
This is improved (X) property, known as 254 Ocala Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness our hand s this 29th day of May 19 99

George Kern, III

Diane Marie Kern

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 George Kern, III and wife, Diane Marie Kern

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 29th day of May 19 99.

Commission expires 9/23/2000

JUDY S. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires September 23, 2000

Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

05964426
99 JUN-7 PM 1:19
ALL TAXES PAID
REGISTER
DAVIDSON COUNTY, TN.
06/07 0101 03CHECK 218.20

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11515 PG. 186

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

0596426

IDENTIFICATION REFERENCE

99 JUN -7 PM 1:19

REGISTER
DAVIDSON COUNTY, TN.

CAMT	56000.00
CON TX	207.20
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	218.20
CHECK	218.20

06/07/99 01 _ 13:22 0001 6057

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1470551