WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF September 1999

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Exp 05-27-2001

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra L. Bonner (NAME)	Guaranty Trust Company (NAME)	MAP 165-13-A
4413 Stoneview Drive (ADDRESS)	640 Broadmor Blvd, Ste 100 (ADDRESS)	PARCEL 193 CO
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (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, Christopher B. Rawdon and wife, Heather C. Rawdon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sandra L. Bonner, unmarried

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. 373 ont he Plan of Section 8, Peppertree Forest, P.U.D. of record in Plat Book 7900, page 652, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Christopher B. Rawdon and wife, Heather C. Rawdon by deed from Jason W. Fults and wife, Jamie L. Fults, of record in Book 10337, page 820, said Register's Office.

This conveyance is subject to (a) 1999 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 7900, page 652, said Register's Office; and (c) restrictive covenants of record in Book 7982, page 736, Book 8757, page 607, Book 9157, page 711, Book 9287, page 698, Book 9455, page 801, Book 9664, page 162, Book 9004, page 514 and Book 9287, page 698, said Register's Office.

unimproved ( )
This is improved (X) property, known as 4413 Stoneview Drive, Antioch, Tennessee 37013
(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 1st day of September 1999

Christopher B. Rawdon, by Robert S. Hite, Attorney in Fact
Christopher B. Rawdon, by Robert S. Hite, Attorney in Fact

Heather C. Rawdon by Robert S. Hite, Attorney in Fact
Heather C. Rawdon, Robert S. Hite, Attorney in Fact

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 Christopher B. Rawdon and wife, Heather C. Rawdon

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 Nashville, Tennessee, this 1st day of September 1999.

Commission expires _____

_____
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 _____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of September, 1999 before me personally appeared Robert S. Hite, to me known to be the person who executed the foregoing instrument on behalf of Christopher B. Rawdon and wife, Heather C. Rawdon and acknowledged that he executed the same as the free act and deed of Christopher B. Rawdon and Heather C. Rawdon. Witness my hand and seal this 1st day of September, 1999.

JOHN GREGORY HARDEMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE Exp.05/27/2001

_____
Notary Public

5526 09/07 0101 03CHECK 363.43

06331130
RECEIVED FOR REFERENCE
99 SEP -7 PM 2:09
BILL GARNER REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11652 PAGE 513

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

0633130

RECEIVED & REFERENCE

99 SEP -7 PM 2:09

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

		CAMT	95250.00
		CON TX	352.43
		PRFEE	1.00
		MDEED	8.00
		CFEE	2.00
		TOTAL	363.43
		CHECK	363.43
09/07/99	01	14:09 0001	5526

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1513541