WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th Day of June, 2000.

Notary Public

MY COMMISSION EXPIRES: 09/08/0

(AFFIX SEAL)

WILLIAM S. CHAPMAN NOTARY PUBLIC LARGE WILLIAMSON COUNTY, TENN.

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, Three Maryland Farms, Suite 230, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen R. Kohl and Emily R. Kohl	Cendant Mortgage	Map 129-08-0
(NAME) 1042 Percy Warner Boulevard	(NAME) 3000 Leadenhall Road	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Mount Laurel, NJ 08054	Parcel 068.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Maurice Bondurant** and wife **Anita Sue Bondurant**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Stephen R. Kohl** and **Emily R. Kohl**, husband and wife, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Rutherford County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 55, on the Plan of Warner Park Valley, Section 1, of Record in Book 3600, pages 12,13, and 14, Register's Office for Davidson County.

Said Lot No. 55 fronts 83.24 feet on the easterly side of Percy Warner Boulevard and runs back 150.22 feet on the southerly line and 165.95 feet on the northerly line to a dead line, measuring 117.43 feet thereon.

Being the same property conveyed to Maurice Bondurant and wife, Anita Sue Bondurant by Warranty Deed dated June 10, 1982 from Charles C. Neely and wife, Betty M. Neely of Record in Book 5897, page 527, Register's Office for Davidson County, Tennessee.

Restrictive Covenants contained in an instrument of Record in Book 3466, page 89, Register's Office for Davdison County, Tennessee, as amended by instument of Record in Book 3534, page 128 and Book 3577, page 511, RODC; Subject to a 25-foot easement for public utilities, anchor easement, 30-foot building setback line from Warner Boulevard, and conditions of Owner's certificate, as shwon on Plan of Record in Book 3600, pages 12, 13, and 14, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is x) property, known as 1042 Percy Warner Boulevard Nashville TN 37205
improved( )

(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 GRANTEE(S), 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 my/our hand(s) this 29th Day of June, 2000.

Instr:200007050066286 Page: 1 OF 2
REC'D FOR REC 07/05/2000 8:35:27AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $551.30

Maurice Bondurant
Maurice Bondurant

Anita Sue Bondurant
Anita Sue Bondurant

STATE OF TENNESSEE)

ss

COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, personally appeared Maurice Bondurant and Anita Sue Bondurant, who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 29th Day of June, 2000.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____