WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/12/01 15:37 2pgs
Fees:13.00 Taxes:332.63

20010912-0099619

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st Day of August, 2001

Notary Public

MY COMMISSION EXPIRES: 8/8/04

(AFFIX SEAL)

LURA K. PERRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, 321 West Main Street Lebanon, TN 37087

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nickita Bonner	Columbia National	Map 108-12-0
(NAME) 3284 Trails End Lane	(NAME) 7142 Columbia Gateway	
(ADDRESS) Nashville, TN 377214	(ADDRESS) Columbia MD 21044	Parcel 106.00
(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, **Michael B. Furan and wife, Lucinda L. Bernard**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Nickita Bonner, unmarried** herereinafter called the GRANTEE(S), 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. 8, on the plan of Reelfoot, Section 1, as of Record in Book 5200, page 641, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael B. Furan, unmarried from Carl Rex Davenport and wife, Carolyn Angela Davenport by Warranty Deed of record in Book 8181, page 669, and rerecorded in Book 8254, page 73, Register's Office of Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 6160, page 278, Register's Office for Davidson County, Tennessee; Subject to any and all matters as shown on the plat of Record in Plat Book 5200, page 641, said Register's Office.

This is unimproved ( )
improved(x) property, known as 3284 Trails End Lane Nashville TN 377214
(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 31st Day of August, 2001.

Michael B. Furan

Lucinda L. Bernard by Michael B. Furan, her Attorney in Fact

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, personally appeared Michael B. Furan and Lucinda L. Bernard, who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 31st Day of August, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-8-01

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE **COUNTY OF WILSON**

On this the 31st day of August 2001, before me personally Michael B. Furan, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact for Lucinda L. Bernard, unmarried, and is authorized by him/her to execute the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICAL SEAL, at office this the 31st day of August 2001.

My Commission Expires:
9-8-01

Notary Public

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.