Box 17

This Instrument Prepared By:
Kathryn H. Pennington
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

NEW OWNER	SEND TAX BILL	MAP-PARCEL NO.
Paul Bond and spouse, Suzanne F. Bond 3519 Central Avenue Nashville, Tennessee 37205	~~Same~~ Bank of America 6200 Gateway Cypress, CA 90630-4842	Map 104-5 Parcel 385

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **MARK B. BERNS** ("Grantor"), has bargained and sold, and by these presents does transfer and convey to **JAMES H. BOND, PAUL BOND** and spouse, **SUZANNE F. BOND,** ("Grantees"), their heirs, successors, and assigns, certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

> Being Lot No. 108 on the Map of Richland Realty Company's Second Subdivision, Division "B" as of record in Book 332, page 92, Register's Office for said County, described according to a survey made by Erle Drake, County Surveyor, November 23, 1934, as follows:
>
> Said Lot No. 108 fronts 50 feet on the southerly side of Central Avenue, and runs back between parallel lines 176 feet to an alley.
>
> Being the same property conveyed to Mark B. Berns by deed from Russell F. Morris, III and wife, Pamela P. Russell, of record in Book 9406, page 309, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous deed of record.

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs, successors and assigns, forever.

The Grantor covenants with the Grantees that Grantor is lawfully seized and possessed of the said Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered, except as follows:

> Subject to all matters as shown on the Plan of record in Book 332, Page 92, said Register's Office.

This is improved property commonly known as 3519 Central Avenue, Nashville, Tennessee 37205.

The Grantor further covenants to warrant and forever defend the title to the Property to the Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 13th day of November, 2001.

Mark B Berns
Mark B. Berns

By: Richard B French
Richard B. French, Attorney-in-Fact

Davidson County DEEDWARR
Recvd: 11/15/01 14:28 2pgs
Fees:13.00 Taxes:943.50

20011115-0125544

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard B. French, with whom I am personally acquainted, and who acknowledges that he executed the within instrument for the purposes therein contained, and who further acknowledges that he is the ATTORNEY-IN-FACT of Mark B. Berns, and is authorized by him to execute this instrument on behalf of him.

WITNESS my hand, at office, this 13th day of November, 2001.

Notary Public

My Commission Expires: 5/26/02

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $255,000.00.

Affiant

Sworn to and subscribed before me this 13th day of November, 2001.

Notary Public

My Commission Expires: 11/24/2001