WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

John D. Boniol
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF FEBRUARY, 2002.

KAREN L. TRUSTY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENNESSEE

Notary Public

MY COMMISSION EXPIRES: 12-29-03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC, 7100 Executive Center Drive, Ste 150, Brentwood, Tennessee 37027

F-0446

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jane Boniol	CTX Mortgage Company	119-11-0-076.00
(NAME)	(NAME)	
2815 Ennis Road	216 Centerview Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Brentwood, TN 37027	
(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, Bank One, National Association as Trustee, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jane Boniol, a single person John D. Boniol and wife, Mary S. Boniol, 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. 65 on the map of Mashburn Heights, of record in Book 1835, Page 1, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bank One, National Association as Trustee by Substitute Trustee's Deed from Arnold M. Weiss, as Substitute Trustee of record in Instrument No. 20020109-0003195, Register's Office Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2815 Ennis Road, Nashville, TN 37210
(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 my hand this ~~1st~~ 20th day of ~~March~~ February, 2002.

Mary Faulkner M. Stephenson

Bank One, National Association as Trustee

By:

Gregg M. Buckley Sr VP

Davidson County DEEDWARR
Recvd: 03/06/02 14:34 2pgs
Fees:13.00 Taxes:277.50

20020306-0028274

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Gregg M Buckley with whom I am personally acquainted and who upon his/her oath (s) acknowledged himself/herself to be the SR V.P. respectively of the Bank One, National Association, as Trustee, the within named bargainor, and corporation, and that he/she as such Sr V.P being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Corporation as such Corporation.

Notary Public

My Commission Expires: _____

MICHELLE RAE MCMANUS
Commission # 1281216
Notary Public - California
San Diego County
My Comm. Expires Oct 21, 2004

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027