STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 27th day of February, 2002.

Notary Public

My Commission Expires: 9/05/2004

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 03/08/02 13:06 2pgs
Fees:13.00 Taxes:971.25
20020308-0029509

ADDRESS NEW OWNER(S) AS FOLLOWS:
Alex W. Bonner and Susan N. Bonner
5144 Ravens Glen
Nashville, Tennessee 37211

SEND TAX BILLS TO:

New Owner

MAP-PARCEL NUMBERS:
172-140-B-190.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **John Peter Aldred and wife, Katherine Blair Aldred,** hereinafter referred to as Grantors, hereby transfer and convey to **Alex W. Bonner and wife, Susan N. Bonner,** hereinafter referred to as 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. 190 on the Plan of Winfield Park, Phase 1, Section 2, Revision 1, a Planned Unit Development, as recorded in the Register's Office of Davidson County, Tennessee, as Instrument No. 2001 031300 24087, to which plan reference is hereby made for a more complete and accuate legal description thereof.

Being the same property conveyed to John Peter Aldred and wife, Katherine Blair Aldred by Special Warranty Deed from Turnberry Homes, LLC of record in Instrument No. 2001 031900 25921, Register's Office for Davidson County, Tennessee.

County/City Taxes for the year 2002 are a lien, not currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This conveyance is made subject to all conditions, restrictions, easements, and all other matters of record in the Register's Office of Davidson County, Tennessee.

This is improved property known as 5144 Ravens Glen, Nashville, Tennessee 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 27th day of February, 2002.

John Peter Aldred by Susan Kelton attorney in fact
John Peter Aldred

Katherine Blair Aldred by Susan Kelton, attorney in fact
Katherine Blair Aldred

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susan Kelton, with whom I am personally acquainted and who proved herself to be the attorney in fact of John Peter Aldred and who being authorized to do so acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of February, 2002.

Notary Public

11-22-05
My Commission Expires

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susan Kelton, with whom I am personally acquainted and who proved herself to be the attorney in fact of Katherine Blair Aldred and who being authorized to do so acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of February, 2002.

Notary Public

11-22-05
My Commission Expires

04840-BP