Realty
487

Prepared by:
Realty Title & Escrow Company, Inc.
P.O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $103,000.00

x Michael S Wallis
Affiant

Subscribed and sworn to before me, this 25th day of April, 2002.

Catherine R. Vass
Notary Public
My commission expires: 05/30/04

CATHERINE R. VASS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES MAY 30TH 2004

Address of New Owner:	Send Tax Bills to:	Tax Information
Michael S. Wallis	U.S. Bank Home Mortgage	075-09-0
206 Bonnavue Drive	4801 Frederica Street	173.00
Hermitage TN 37076	Owensboro, KY 42301	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, BMA- Bonnavue Drive, L.P., a Tennessee limited partnership, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Michael S. Wallis, hereinafter called the Grantees, their successors 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. 943 on the Plan of Hermitage Hills, Section 8 of record in Book 3600, Page 24, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to BMA-Bonnavue Drive, L.P., a Tennessee limited partnership, by quitclaim deed from Betty Marie Anderson, sole trustee of the Betty Marie Anderson Family Living Trust, dated February 6, 1995, recorded in Book 9596, Page 378, Register's Office for said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 206 Bonnavue Drive, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 25th day of April, 2002.

BMA- Bonnavue Drive, L.P., a
Tennessee limited partnership

Betty M Anderson
by: Betty M. Anderson, controlling partner

Davidson County DEEDWARR
Recvd: 05/06/02 10:58 2pgs
Fees:13.00 Taxes:381.10

20020506-0055160

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 Betty M. Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Controlling Partner of BMA-Bonnavue Drive, L.P. and that she is authorized by BMA-Bonnavue Drive, L.P. to execute this instrument on its behalf by herself as such Controlling Partner.

Witness my hand in Brentwood, TN, this 25th day of April, 2002.

Catherine R. Vass
State of Tennessee at Large

My Commission expires 05/30/04

