WARRANTY DEED

BONER-H03010

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $36,900.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF January, 2003.

Notary Public

MY COMMISSION EXPIRES: 7/23/06
(AFFIX SEAL)

GEORGE R. WOODS, JR. NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

Middle Tennessee Escrow Company, LLC
120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Christy Boner	Same.	52-16-A-52
(NAME)	(NAME)	
1301 Neelys Bend Unit F 52		
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115		
(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 consideration, the receipt of which is hereby acknowledged, I/we, SB PROPERTIES, LP, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto CHRISTY BONER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit:

Unit No. F-52, of Neely's Bend Condominium created under Title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5483, page 86, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to each Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Neely's Bend Condominium of record in Book 5200, page 200, said Register's Office for a more complete identification and description of such Units.

Being the same property conveyed to J.D.P. Properties, L.P by Deed from Susan R. Bowling and John D. Peppers, filed for record in Book 11495, page 792, and further conveyed to S.B. Properties by Deed from J.D.P. Properties, L.P. of record in Book 11495, page 808, and further conveyed to SB Properties, LP by Deed from S.B. Properties, filed for record at Instrument No. 200207260080041, said Register's Office.

This is improved (X) property, known as 1301 Neelys Bend Unit F 52, Madison, Tennessee 37115
unimproved ( )
(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/our hand(s) this 10th day of January, 2003.

SB Properties, LP

STATE OF Tennessee
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SB Properties, LP, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____(city), _____(state), this 10th day of January, 2003.

Notary Public

My Commission Expires: _____

Davidson County DEEDWARR
Recvd: 01/22/03 13:26 2pgs
Fees:13.00 Taxes:132.83

20030122-0009147

State of Tennessee)
)
County of Davidson)

Before me, George R. Woods, Jr., of the state and county mentioned, personally appeared Raymond Bowling, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be president (or other officer authorized to execute the instrument) of SB Properties, LP, the within named bargainer, a corporation, and that such president or officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as SB Properties, LP.

Witness my hand and seal, at office in Brentwood, TN, this 10th day of January, 2003.

Notary Public

GEORGE R. WOODS, JR.
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

My commission expires: 7/23/06