This instrument prepared by:
T. Kevin Bruce
BRUCE, NORRIS & BASS, P.L.L.C.
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Return to:
SAME

Davidson County DEEDWARR
Recvd: 03/17/03 15:45 2pgs
Fees:13.00 Taxes:203.50
20030317-0035424

WARRANTY DEED

THIS INDENTURE is made and entered into this 7th day of February, 2003, by and between PHILLYSTENE TERRY, an unmarried man residing in Tennessee (herein "Grantor"), and GARNETT BOND, JR. & BARBARA M. BOND, a married couple residing in Tennessee (herein "Grantee"), or their assigns.

WITNESSETH: That for and in consideration of Ten and No/100 Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold, and hereby bargains, sells, conveys and confirms, unto Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Lot 8A, Royal Hills, Section 1, Zone Lot Division of Lot 8, as shown on plat of record in Plat Book 6250, Page 573, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This is (part of) the same property conveyed to Grantor by deed recorded in Plat Book 7869, Page 124, in the Register's Office of Davidson County, Tennessee. Tax Parcel No. 58-15-196.

TO HAVE AND TO HOLD the aforedescribed real estate together with all the appurtenances, hereditaments, estate, title and interest thereunto belonging or in any wise appertaining unto Grantee, his heirs, successors and assigns in fee simple forever.

Grantor hereby covenants with Grantee that it is lawfully seized in fee and possessed of the aforedescribed real estate; that it has a good right to sell and convey the same; that the title thereto and quiet enjoyment thereof it will warrant and forever defend against the lawful claims of all persons whomsoever; and that the same is unencumbered, except as otherwise set forth herein.

The words Grantor and Grantee as used herein shall mean "Grantors" and "Grantees", respectively, if more than one person or entity be referred to, and pronouns shall be construed as having the applicable gender and number according to the context hereof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by his, her or its own hand on the day and year first above written.

GRANTOR(S):

Phillystene Terry

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared PHILLYSTENE TERRY, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the persons) and who, upon oath, acknowledged herself, himself or themselves, as the case may be, to be the within named bargainor and that she, he or they executed the foregoing instrument for the purposes therein contained by subscribing her, his or their name(s) themselves.

WITNESS my hand and Notarial Seal at office this 7th day of February, 2003.

T. Kevin Bruce
Notary Public

My commission expires:

10/25/05

T. KEVIN BRUCE NOTARY PUBLIC AT LARGE MY COMM. EXP. 10-25-05 SHELBY CO. TN

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $55,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Phillystene Terry
Affiant

Subscribed and sworn to before me this 7th day of February, 2003.

T. Kevin Bruce
Notary Public

My commission expires:

10/25/05

T. KEVIN BRUCE NOTARY PUBLIC AT LARGE MY COMM. EXP. 10-25-05 SHELBY CO. TN

Property Address: 492A Phipps Drive
Nashville, Tennessee 37218

Name and Address of Grantee,
and Mail Tax Bills to: Garnett Bond, Jr. and wife, Barbara M. Bond
492A Phipps Drive
Nashville, Tennessee 37218

T.G. #03020105