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 $116,900.00

Affiant

Subscribed and sworn to before me, this 3rd day of November, 2003.

Notary Public
My commission expires: 9/11/05

Address of New Owner:	Send Tax Bills to:	Tax Information
Shaunna Bonifant	Bank of America	64-16-C/97.00
1207 Wembley Drive	200 South College Street	
Hermitage TN 37076	Charlotte, NC 28255	

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, **Lesa M. Seay, a single person,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Shaunna Bonifant a single person, and Jeffrey Davis, a single person** 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. 52 on the Plan of Section Four, Wembley Downs, of record in Book 7900, Page 456, Register's Office for said County, to which reference is hereby made for a more particular description.

BEING the same property conveyed to Lesa M. Seay by deed dated 5/22/03 of record in Instrument No. 20020528-0071892, Register's Office for Davidson County, Tennessee.

SUBJECT TO any and all restrictions, conditions, easements, setback lines, plat of record, and encumbrances of record in the 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 1207 Wembley 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 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. 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 3rd day of November, 2003.

Lesa M. Seay

Davidson County DEEDWARR
Recvd: 11/10/03 09:16 2pgs
Fees:13.00 Taxes:432.53
20031110-0164119

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lesa M. Seay with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Hendersonville, TN, this 3rd day of November, 2003.

Notary Public

My Commission expires: 9/21/05

