(2)

File [redacted]50738

Davidson County DEEDWARR
Recvd: 12/19/03 16:16 2pgs
Fees:13.00 Taxes:680.80
20031219-0181438

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 184,000.00.

Kathy W Henderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of December, 2003.

Notary Public

MY COMMISSION EXPIRES: 4-23-05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Parkway, Ste 1C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathy W. Henderson	Synovus Mortgage Corporation	Map: 98-9-A--113.00
(NAME) 604 Moon Cove	(NAME) 401 Church Street	Parcel: 113.00
(ADDRESS) Hermitage TN 37076	(ADDRESS) Nashville, TN 37219	
(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, and other good and valuable considerations, the receipt of which is hereby acknowledged, **RICHARD J. BONNELL AND WIFE, BONITA J. BONNELL,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **KATHY W. HENDERSON, UNMARRIED**, hereinafter called the GRANTEE, her 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 all of Lot No. 164, on the Plan of Phase 2B, Lakeshore, as shown by plat appearing of record in Plat Book 7900, Page 599, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Richard J. Bonnell and wife, Bonita J. Bonnell by Warranty Deed dated May 20, 1994 of record in Book 9357, Page 655, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions of record in Book 7572, Page 669; Charter for Lakeshore Homeowners' Association of record in Book 7892, Page 464; Quitclaim Deed to Lakeshore Homeowners' Association for common areas of record in Book 8697, Page 123, any and all matters shown on plat of record in Plat Book 7900, Page 599; and any and all matters of record; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 604 Moon Cove, Hermitage, TN 37076
(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 GRANTEE, her heirs and assigns forever; and Grantors covenant with the said GRANTEE that they 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands this 17th day of December, 2003.

Richard J Bonnell
Richard J. Bonnell

Bonita J Bonnell
Bonita J. Bonnell

Richard J Bonnell
By Richard J. Bonnell, Attorney in Fact

STATE OF Tennessee

COUNTY OF Williamson

On this 17th day of December, 2003, before me personally appeared Richard J. Bonnell, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact of Bonita J. Bonnell and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Book #, Page _____, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this 17th day of December, 2003.

*20031219-0181437

Notary Public

My Commission Expires: 7-23-05

(SEAL)

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Parkway, Ste 1C
Hermitage, TN 37076