Davidson County DEEDWARR
Recvd: 03/02/04 12:36 2pgs
Fees:13.00 Taxes:362.60

20040302-0023528

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

ROBBIN TEASLEY
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $98,000.00

Affiant

Subscribed and sworn to before me, this 27th day of February, 2004.

Notary Public
My commission expires: 11/27/06

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Luther T. Boner 102 Saddle Tree Dr. Hermitage TN 37076	New Owner	064-12-0A-102.00

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, Evelyn Kinkade and Charles J. Reding and Gayle Minchey and Mildred Lois Sexton and Patricia Darlene Murray, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Luther T. Boner and wife, Mary Ann Boner, 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 Unit No. 102 on the plan of Fox Run Section 1, of record in Plat Book 5200, page 89, of said Register's Office, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Mary W. Thomas an interest for life with a remainder interest to Evelyn Kinkade, Charles J. Reding, Gayle Minchey, Mildred Lois Sexton, and Patricia Darlene Murray by deed, dated 01/28/02, from Mary W. Thomas, unmarried of record in Instrument No. 200110180113779, said Register's Office. Mary W. Thomas has since died.
>
> 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 102 Saddle Tree Dr., 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 27 day of February, 2004.

Evelyn Kinkade

Charles J. Reding

Gayle Minchey

Mildred Lois Sexton

Patricia Darlene Murray

STATE OF FLORIDA
COUNTY OF SARASOTA

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

Witness my hand in ~~Mt. Juliet, TN~~ BJH NORTH PORT, FL, this 23 RD day of February, 2004.

Bonnie J. Hall
Notary Public

My Commission expires _____

OFFICIAL NOTARY SEAL
BONNIE J HALL
COMMISSION NUMBER
CC939458
MY COMMISSION EXPIRES
MAY 23,2004

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Evelyn Kinkade, Charles J. Reding, Gayle Minchey, and Mildred Lois Sexton with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Mt. Juliet, TN, this 27 day of February, 2004.

Robbin Teasley
Notary Public

My Commission expires 11-27-2006

ROBBIN TEASLEY
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.