THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22312-02-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $2,172,800.00. David P. Caldwell Affiant Subscribed and sworn to before me this 24th day of March, 2004. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: David P. Caldwell Yvonne D. Caldwell 124 Bonaventure Place Nashville, TN 37205	**Send Tax Bills To:** NEW OWNER	My Commission Expires SEPT. 25, 2004 **Tax Information:** Map No.116.06 Parcel No. 044.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **J. Annette Oakley, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David P. Caldwell and ~~wife~~ Yvonne D. Caldwell*** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

***as tenants in common,

This is improved property located at 124 Bonaventure Place, Nashville, TN 37205

MILLARD V. OAKLEY, the spouse of J. ANNETTE OAKLEY, joins in this conveyance solely to convey any marital interest he may have in subject property by virtue of his marriage to the said J. ANNETTE OAKLEY.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 19th day of March, 2004.

J. Annette Oakley

Millard V. Oakley

STATE OF TENNESSEE, COUNTY OF Overton SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **J. Annette Oakley and Millard V. Oakley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of March, 2004.

Tammie Sells
Notary Public

My Commission Expires: 9-11-05

TAMMIE SELLS NOTARY PUBLIC AT LARGE OVERTON CO., TENN.

Davidson County DEEDWARR
Recvd: 03/30/04 14:48 2pgs
Fees:13.00 Taxes:8039.36

20040330-0035680

EXHIBIT "A"

Land in the 7th Civil District of Davidson County, Tennessee, City of Belle Meade, being all of Lot 14 on the revised Final Plat of The Resubdivision of Lot 9 and Part of Lot 10 Bransford Realty Company's Berkeley Hills Subdivision of record in Plat Book 547, pages 57 and 58; and Lot 14 on the Resubdivision of Lots 12, 13 and 14 Bonaventure Place of Record in Plat Book 6250, page 68 (erroneously referred to as Plat Book 5200, page 448), Register's Office for Davidson County, Tennessee, as of record in Book 7900, page 469, said Register's Office to which plan reference is hereby made for a more complete description.

Being the same property conveyed to J. Annette Oakley by deed dated August 5, 1994 from Robert K. Zelle and wife, Anne H. Zelle of record in Book 9430, page 25, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2004 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) Declaration of Covenants, Conditions By-Laws and Retrictions for Bonaventure Place, of record in Book 5901, page 295 as amended and restated in Book 9489, page 922 and re-recorded in Book 9511, page 811, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons);
3) Articles of Amendment to the Charter of Incorporation of Bonaventure Place Homeowners Association, Inc. of record in Book 8905, page 91, Register's Office for Davidson County, Tennessee;
4) Overhead Line Easement of record in Book 5992, page 799, Register's Office for Davidson County, Tennessee;
5) All matters appearing on the Plan of record in Plat Book 6250, page 68, Register's Office for Davidson County, Tennessee;
6) All matters appearing on the Plan of record in Plat Book 7900, page 469, Register's Office for Davidson County, Tennessee.