130x1

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/07/04 10:53 2pgs
Fees:13.00 Taxes:406.63
20040407-0039464

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$109,900.00.**

Affiant

Subscribed and sworn to before me, this the 31st day of March, 2004.

Notary Public

My commission expires: 1-25-2006

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Carson T. Key	Wilson Bank & Trust	**Map 062-2A, Parcel 150.00CO**
212 Steamboat Court	623 W. Main Street	
Nashville, TN 37214	Lebanon, TN 37088	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Charlotte C. Galloway Tonks and husband, A. Ronald Tonks

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Carson T. Key, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 150 on the Plan of River Trace Estates, Phase I, Section II, a Planned Unit Development , of record in Plat Book 6900, page 158 and 159, and Boundary Plat of record in Plat Book 6250, page 995, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Charlotte C. Galloway, unmarried, by Deed from Imperial Corp., a Tennessee corporation, of record in Book 9866, Page 439, Register's Office for Davidson County, Tennessee. The said Charlotte C. Galloway having since married and is now known as Charlotte C. Galloway Tonks.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of River Trace, of record in Book 6851, page 370, and in Book 6982, page 747, and By-Laws of record in Book 6851, page 390; said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

A. Ronald Tonks, spouse of the above named Charlotte C. Galloway Tonks, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

This is Improved (__XX__) Unimproved (____) property, known as: **212 Steamboat Court, Nashville, TN 37214**

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 and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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/our hand(s) this **31st** day of **March, 2004.**

Charlotte C. Galloway Tonks

Charlotte C. Galloway Tonks

A. Ronald Tonks

A. Ronald Tonks

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Charlotte C. Galloway Tonks and husband, A. Ronald Tonks,** the bargainors, 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 and official seal at Nashville, Tennessee, this **31st** day of **March, 2004.**

Notary Public

My Commission Expires: 5/30/07

STEPHEN W. ARTHUR
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
Comm. Expires 05/30/07