**THIS INSTRUMENT PREPARED BY:**
**Mudter Morgan & Patterson**
**Attorneys-at-Law**
**2000 Richard Jones Road**
**Suite 110**
**Nashville, Tennessee 37215**
FTEC File #22599

**Record & Return To:**
**Saturn & Mazer**
**FILE BOX " 7 "**

STATE OF TENNESSEE, COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $834,000.00.

Affiant

Subscribed and sworn to before me this 2nd day of April, 2004.

Notary Public

My Commission Expires:

NOTARY PUBLIC
AT LARGE
April N. Prevo
My Commission Expires
Sept. 24, 2005
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 05/14/04 13:45 2pgs
Fees:13.00 Taxes:3085.80

20040514-0056936

# WARRANTY DEED

| **Address New Owner:** | **Send Tax Bills To:** | **Tax Information:** |
|---|---|---|
| Stewart Shofner<br><br>110 Bonaventure Place<br>Nashville, TN 37205 | **Cavalry Banking**<br>**1 Burton Hills Blvd, Ste.**<br>**Nashville, TN 37215 110** | Map No.116.06-0<br>Parcel No. 037.00 |

**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, **Joan Elizabeth Taylor and husband, Byron D. Taylor**, ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **R. Stewart Shofner, Unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 110 Bonaventure Place, Nashville, TN 37205

**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 23rd day of April, 2004.

Joan Elizabeth Taylor by George E. Mudter as Attorney-In-Fact

Byron D. Taylor by George E. Mudter, as Attorney-In-Fact

State of Tennessee, County of Davidson

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, **George E. Mudter, Jr.**, 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 on behalf of **Joan Elizabeth Taylor and Byron D. Taylor** as their Attorney-In-Fact, as the free and and deed of the within named **Joan Elizabeth Taylor and Byron D. Taylor**.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of April, 2004

NOTARY PUBLIC

NOTARY PUBLIC
AT LARGE
April N. Prevo
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STATE OF TENNESSEE

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Bonaventure Place, as of record in Plat Book 5200, pages 424 and 425, revised in Plat Book 5200, pages 448 and 449, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Byron D. Taylor and wife, Joan E. Taylor by deed dated, May 6, 1987 from First Corporation, Inc. and Diana L. King as Administratrix of the Estate of James Dale King of record in Book 7228, page 763, Register's Office for Davidson County, Tennessee. Byron D. Taylor and Joan E. Taylor have since conveyed their interest in said property to Joan Elizabeth Taylor by Quit Claim Deed of record as Instrument No. 20021230-0161583, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorated by the parties 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, amended and restated in Book 9489, page 922, 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. Amendment of Charter of Incorporation of Bonaventure Place Homeowner's Association, Inc. of record in Book 8905, page 91, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of of record in Plat Book 5200, pages 424 and 425, revised in Book 5200, pages 448 and 449, Register's Office for Davidson County, Tennessee.