This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
9040313-1

Davidson County DEEDWARR
Recvd: 06/01/04 12:27 2pgs
Fees:13.00 Taxes:536.50
20040601-0063792

Send Tax Bills To:
SAME

New Owner is: Scott S. Bonner
1800 Merritt Street
Old Hickory, TN 37138

MAP: 53-6-B-30.00CO
PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **John P. Oziminski and wife, Sherry L. Oziminski**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Scott S. Bonner, unmarried**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 77 on the Plan of Phase Two, Waterford Subdivision, of record in Plat Book 7900, page 412, 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 John P. Oziminski and wife, Sherry L. Oziminski from Mark Alan Bowles and wife, Gina D. Bowles by Warranty Deed, dated April 30, 1999 and recorded May 6, 1999 in Book 11467, page 426, Register's Office for Davidson County.

This conveyance is subject to Restrictions of record in Book 8694, page 216 and Book 8699, page 462; Easement for Right-of-way of record in Book 2024, page 225; Easement for Sewer of record in Book 1717, page 30; Charter of Incorporation of Water Community Association, Inc. of record in Book 8711, page 701; By-Laws of record in Book 8715, page 583; Conveyance of Common Areas to Waterford Community Association, Inc. of record in Book 8715, page 590; and all matters of record on plat in Plat Book 6900, page 540 and Book 7900, page 412, Register's Office for Davidson County.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 24th day of May, 2004.

GRANTOR:

John P. Oziminski

Sherry L. Oziminski

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **John P. Oziminski and wife, Sherry L. Oziminski**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 24th day of May, 2004.

Notary Public
My Commission Expires: _____

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN. MY COMM. EXP. 10/22/05

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $145,000.00.

Affiant

SWORN TO and subscribed before me this 24th day of May, 2004.

NOTARY PUBLIC

My commission expires: _____

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN. MY COMM. EXP. 10/22/05