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. 23296-08-2004** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $605,000.00. Helen McLeak Affiant Subscribed and sworn to before me this 1st day of October, 2004. Notary Public My Commission Expires: 9/3/06

D. TODD SHOLAR NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

WARRANTY DEED

Address New Owner: James Bonnette Kelly Bonnette 87 Altentann Nashville, TN 37215	**Send Tax Bills To:** new owner same	**Tax Information:** Map No.158.04-0A Parcel No. 011.00 CO

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, **Charles Sussman,Trustee, or any Successor Trustee of the Clarendon Road Trust u/d/t dated June 4, 1996,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Bonnette and wife, Kelly Bonnette** ("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 87 Altentann, Nashville, Tennessee 37215

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 1st day of October, 2004.

Charles Sussman, Trustee

Davidson County DEEDWARR
Recvd: 10/07/04 12:37 2pgs
Fees:13.00 Taxes:2238.50

20041007-0121254

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Charles Sussman,Trustee, or any Successor Trustee of the Clarendon Road Trust u/d/t dated June 4, 1996,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of October, 2004.

Jennifer E. Miller
Notary Public

My Commission Expires:

My Commission Expires JAN. 28, 2006

JENNIFER E. MILLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 87 on the Plan of Revised Section One Otter Wood as of record in Plat Book 6900, page 590, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description; together with an easement for a retaining wall, of record in Book 11111, page 323, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles Sussman, Trustee, or any Successor Trustee of the Clarendon Road Trust u/d/t dated June 4, 1996 by deed dated April 11, 1997 from Travis L. Douglass and wife, Kimberly R. Douglass of record in Book 10420, page 85, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 Taxes which have been pro-rated and assumed by the Grantee;
2. Restrictions of record in Book 7266, page 483, Book 8762, page 199;
3. Easements of record in Book 2248, page 618, Book 2249, page 86, Book 2271, page 196, Book 11111, page 323;
4. Charter of record in Book 7292, page 315; and
5. All matters appearing on the Plan of record in Book 6900, page 590, Register's Office for Davidson County, Tennessee.