Davidson County DEEDWARR
Recvd: 11/05/04 15:20 2pgs
Fees:13.00 Taxes:290.45

20041105-0133898

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $78,500.00.

Subsribed and sworn before me this the 3rd day of November, 2004.

JOHN A. BELL, JR.
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
July ~~29, 2006~~

Affiant

Notary Public

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. 400912
214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
James Tabb and wife, Bonnetta J Tabb
637 Carmel Avenue
Madison, TN 37115

Send tax bills to:
GMAC Mortgage Corporation
7 Carnegie Plaza Ste 100
Cherry Hill, NJ 08003

Map 52-2 Parcel 77

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Leona Boner, An Unmarried Woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

James Tabb and wife, Bonnetta J Tabb

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Numbers 39 and 40 on the Plan of Revised map of Rainbow Terrace Subdivision of record in Plat Book 1130, Page 85, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Lewis E. Boner and Eliza M. Boner by Deed of record in Book 2449, Page 190; dated 9/8/55; And also by Deed of record to Lewis E. Boner and wife Eliza Leona Boner from Harry & Smith Contractors, Inc., of record in Book 2921, Page 225; dated 6/11/59; said Register's Office.
The said Lewis E. Boner now being deceased.

The said Eliza M. Boner and Eliza Leona Boner and Leona Boner are one in the same person.

Subject to taxes for the year 2004, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS 637 Carmel Avenue, Madison, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it , and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 3rd day of November, 2004.

Leona Boner
Leona Boner

STATE OF TENNESSEE
COUNTY OF Williamson

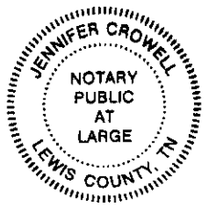
Personally appeared before Leona Boner the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 3rd day of November, 2004.

My commission expires:

_____

Jennifer Crowell
Notary Public



JENNIFER CROWELL
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 23, 2006