THIS INSTRUMENT PREPARED BY:
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 01/18/05 09:21 2 pgs
Fees:13.00 Taxes:473.23
20050118-0005656

Address New Owners:	**Send Tax Bills To:**	**Map-Parcel Nos.**
Tonya Payne	**NEW OWNER**	075-09-0-171.00
202 Bonnavue Drive		
Hermitage, TN 37076		

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $127,900.00.

Affiant

Subscribed and sworn to before me this 22nd day of December, 2004

Notary Public
My Commission Expires: 2/17/8

C. LEIGH WIGGINTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Jon E. Engles and Wife,Joelle L. Engles** (herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **Tonya Payne**(herein called the **GRANTEE**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of Hermitage, Davidson County, State of Tennessee, described as:

Land in Davidson County, being known as Lot 945 of the Plan, Section Eight Hermitage Hills, as shown by Plat appearing of record in Book 3600, Page 24 of the Register's Office of Davidson County, Tennessee

Being of the same property conveyed to John E. Engles, a married man and wife Joelle L. Engles by Warranty Deed from Estate of Eleanor R. Swanborg dated 09/28/01 and filed for record in Instrument No. 20011005-0108382, Register's Office for Davidson County, Tennessee

This conveyance is made subject to property taxes for the year 2004 which have been prorated and assumed by Grantee herein and to any and all easements, covenants, conditions and/or restrictions of record including but not limited to: All matters as set forth per Plat of record in Book 3600, page 24 Register's Office for Davidson County.

THIS IS **IMPROVED** PROPERTY KNOWN AS 202 Bonnavue Drive, Hermitage, TN 37076

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its successors and assigns forever. **GRANTOR** does covenant that it is lawfully seized and possessed of said real property, in fee simple, has good right to convey said real property, and that the same is unencumbered, except as set forth herein.

GRANTOR further covenants and binds itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEE**, its successors and assigns, against the lawful claims of all other persons whomsoever, except for any such claims arising out of or in connection with the matters set forth herein

IN WITNESS WHEREOF, GRANTOR has executed this Warranty Deed on this 22nd day of December, 2004

Jon E. Engles

Joelle L. Engles

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the County and State first above written, personally appeared Jon E. Engles and Joelle L. Engles and acknowledged the due execution of the foregoing instrument as his/her/their free act and deed.

Witness my hand and official seal, this the 22nd day of December, 2004.

C. Leigh Wigginton

Notary Public

My Commission Expires: 2/17/08

(SEAL)

C. LEIGH WIGGINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY