FILE BOX 30

Davidson County DEEDWARR
Recvd: 04/06/05 15:19 2 pgs
Fees:13.00 Taxes:846.93

20050406-0038053

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $228,900.00.

Subsribed and sworn before me this the 5th day of April, 2005.

Affiant

Notary Public 1-28-06

(Affix Seal)

MARGARET R. MEANS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

# WARRANTY DEED

This instrument prepared by:

**SOUTHEAST TITLE of Tennessee, Inc.** 500176

**214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027**

Address of new owner:
Toi Bonner
7017 Oak Brook Terrace
Brentwood, TN 37027-8829

Send tax bills to:
Countrywide Home Loans, Inc.
3011 Armory Drive, Ste 120
Nashville, TN 37204

Map 181-10-A Parcel 136

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,

**Corinthian Custom Homes, Inc.**

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

**Toi Bonner**

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 Number 310 on the Plan of Final Plat Phase three Autumn Oaks Subdivision of record in Instrument No. 20031029-0159380, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Corinthian Custom Homes, Inc., by Quitclaim Deed of record in Instrument NO. 20040401-0036670; dated 3/29/04, said Register's Office. Said property being part of the same property conveyed to Autumn Oaks, LLC by Warranty Deed dated March 15, 1999 of record in Book 11387, page 173, Register's Office for Davidson County, Tennessee.

Subject to taxes for the year 2005, 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 7017 Oak Brook Terrace, Brentwood, TN 37027-8829

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 5th day of April, 2005.

Corinthian Custom Homes, Inc.

John Bell
Settlement Agent

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, John Bell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Settlement Officer of the maker or a constituent of the maker and is authorized by the maker, to execute this instrument of behalf of the maker.

Witness my hand and official seal, this April 5, 2005.

My commission expires:

1-28-06

Notary Public

