Davidson County DEEDWARR
Recvd: 05/31/05 14:32 2 pg
Fees:13.00 Taxes:732.60
20050531-0061089

WARRANTY DEED

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

OWNER:		SEND TAX BILLS TO:	
Name	**Eldridge Dean Bonds Jr.**	Name	
Address	**9085 Highway 100**	Address	
City/State/Zip	**Nashville, TN 37221**	City/State/Zip	

FOR AND IN CONSIDERATION of the sum of **$10.00 and other good and valuable consideration, Timothy P. Trotter and Christine M. Trotter, Husband and Wife,** have this day bargained and sold, and do hereby transfer and convey unto **Eldridge Dean Bonds Jr. and Natalie Bonds, Husband and Wife,** their heirs and assigns, hereinafter referred to as "grantees", whether one or more, certain real estate located in **DAVIDSON** County, State of **TENNESSEE**, as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Horace Sullivan Subdivision, as of record in Plat Book 5210, page 18, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description of said lot.

Being all of the same property conveyed to Timothy P. Trotter and wife, Christine M. Trotter, by Warranty Deed from John O. Taylor, Jr. and wife, Joyce E. Taylor, as of record in Book 10838, page 995, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Davidson County taxes for the year 2005 and subsequent years, all matters shown on the Plan of record in Plat Book 5210, page 18, Register's Office for Davidson County, Tennessee, and a public utility easement of record in Book 9741, page 3, Register's Office for Davidson County, Tennessee.

Map-Parcel No.'s: Map 168, Parcel 171

This is improved property known as: 9085 Highway 100, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. **We** covenant that **we are** lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
We further covenant and bind **our** heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness our hands this **13th** day of **May, 2005**.

Timothy P. Trotter

Christine M. Trotter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED before me Jeffrey C. Horn, a Notary Public in and for said County and State, **Timothy P. Trotter and Christine M. Trotter,** with whom I am personally acquainted, and who acknowledged that **they** executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office this **13th** day of **May, 2005**.

Commission expires 1/26/08

JEFFREY C. HORN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Co... ...26, 2008

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value whichever is greater, for this transfer is **$198,000.00**

Affiant Amanda Minor

Subscribed and sworn to before me, this the 13th day of May, 2005.

My commission expires: 7/17/06

Notary Public, Register

AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.