Davidson County DEEDWARR
Recvd: 06/23/05 10:39 2 pg
Fees:13.00 Taxes:268.25

20050623-0072146

[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

Bob Bass and Charles DeBray	SAME	Map 119,11-0
204 Lewisburg Avenue		Parcel 076.00
Franklin, TN 37064		

This instrument prepared by : Joseph V. Ferrelli, Attorney, 102 Woodmont Boulevard, Suite 200, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Jane Boneil, a single woman and John D. Boniol and Mary S. Boniol, husband and wife,** (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Bob Bass, married, and Charles DeBray, married,** (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 65 on the Map of Mashburn Heights, of record in Book 1835, page 1, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being all of the same property conveyed to Jane Boniol, a single person, John D. Boniol and wife, Mary S. Boniol, by Warranty Deed from Bank One, National Association as Trustee, dated February 20, 2002, of record in Instrument No. 20020306-0028274, Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2005 and subsequent years constitute a lien, but are not yet due and payable.
2. The Plan of record in Book 1835, page 1, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, certain notes, setback lines and easements.
3. Restrictive Covenants of record in Book 1785, page 133, and Book 1850, page 439, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 2815 Ennis Road, Nashville, Tennessee 37210.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $72,500.00.

Bob Bass
Affiant

Subscribed and sworn to before me this 21ST **day of** JUNE, 2005

JOSEPH V. FERRELLI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE EXPIRES 07/19/08

Joseph V. Ferrelli
Notary Public

My Commission Expires: _____

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 21ST day of June, 2005.

Jane Boniol
JANE BONIOL

John D. Boniol
JOHN D. BONIOL

Mary S. Boniol
MARY S. BONIOL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jane Boniol, John D. Boniol and Mary S. Boniol, with whom I am personally acquainted, (or proved to me on the bass of satisfactory evidence), and who, upon oath, acknowledged they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21ST day of June, 2005.

Joseph V. Ferrelli
Notary Public

My Commission Expires: _____

