Davidson County DEEDWARR
Recvd: 07/06/05 16:01 2 pgs
Fees:13.00 Taxes:703.00

20050706-0077779

WARRANTY DEED

LAURA MITCHELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

G-CW-05-245

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

Subscribed and sworn to before me, this 24th DAY OF June, 2005.

Notary Public

MY COMMISSION EXPIRES: 5/28/06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margaret M. Curtin	Countrywide Home Loans, Inc.	
245 Glenstone Circle	(NAME) 801 Crescent Center Drive, #510	
(ADDRESS) Brentwood, Tennessee 37027	(ADDRESS) Franklin, TN 37067	171-2A-133.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we WILLIAM H. BONER AND WIFE, L. KAY BONER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARGARET M. CURTIN, AN UNMARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 133, BRENTWOOD VILLA, PHASE 3 B, as shown on plat of record in Plat Book 6900, Page 4, as amended in Book 6900, Page 329, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to William H. Boner and wife, L. Kay Boner, by Warranty Deed from Aric T. Morris, recorded on the 3rd day of March, 2004 in Instrument No. 20040303-0024060 corrected at Instrument No. 20040826-0103259, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 6900, page 4 and amended in Plat Book 6900, page 329; Book 6923, page 986; Book 7423, page 567; Book 8074, page 564; Book 6923, page 943; Book 7035, page 115; Book 7101, page 730 and re-recorded in Book 7143, page 18; Book 7266, page 84; Book 7423, page 574; Book 6924, page 5; Book 6936, page 895; Book 7998, page 249; Book 8267, page 270; Book 8127, page 666; Book 8127, page 782; Book 8127, page 802; Book 5155, page 164; Book 6385, page 814 and Instrument No. 20030707-0093162, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 245 Glenstone Circle, Brentwood, Tennessee 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 24th day of June, 2005.

William H. Boner

L. Kay Boner

STATE OF Tennessee
COUNTY OF Davidson

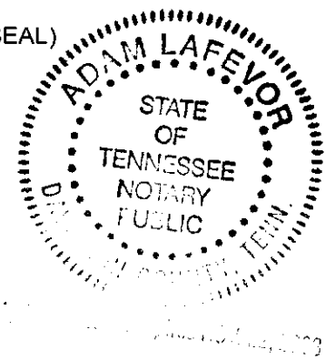
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William H. Boner and L. Kay Boner, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of June, 2005.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903