THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
Washington Square, Suite 400
214 Second Avenue, North
Nashville, TN 37201-1476

# WARRANTY DEED

State of Tennessee )
County of Davidson )

The actual consideration or value, whichever is greater, for this transfer is $90,000.00.

Carol Ann Bonner
Affiant

Sworn to and subscribed before me this 17 day of August, 2005.

Robert F. Spann
NOTARY PUBLIC

My Commission Expires: 5-18-09

Davidson County DEEDWARR
Recvd: 08/15/05 13:56 2 pg
Fees:13.00 Taxes:333.00
20050815-0096349

| ADDRESS - NEW OWNER | SEND TAX BILLS TO: | MAP/PARCEL NUMBER: |
|---|---|---|
| **Carol Ann Bonner** | Same | Map 133-6 |
| 3705 Tibbs Drive | | Parcel 171 |
| Nashville, TN 37211 | | |

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **John Paul Jones, Linda Benter, and OraRae Kaiser, Devisees under the will of Louise M. Jones, deceased**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Carol Ann Bonner**, hereinafter called "Grantee", her heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

> Being Lot No. 42 on the Plan of Leonard Heights, as of record in Book 2330, page 15, Register's Office for Davidson County, Tennessee
>
> Said Lot No. 42 fronts 90 feet on the south side of Tibbs Drive, and extends back 231.4 feet on the west line and 135 feet on the east line, to a dead line in the rear on which it measures 131.9 feet.
>
> Being the same property conveyed to Harvey E. Jones and wife, Louise Jones by deed from Joseph S. Maszer, Louise B. Mix, Jane Larocca, Karl F. Maszer, Alice E. Maszer, Mary J. Maszer, and John V. Maszer, heirs-at-law of Edward B. Maszer, deceased, of record in Book 5879, page 142, Register's Office for Davidson County, Tennessee, the said Louise Jones having since died and having been predeceased by Harvey E. Jones.
>
> This is improved property known as 3703 Tibbs Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, her heirs and assigns forever; and Grantor does covenant with the said Grantee 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 Grantor does further covenant and bind ourselves, our heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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 hand this 12 day of August, 2005.

**John Paul Jones**

Linda Benter by John Paul Jones Attorney in Fact
**Linda Benter**

OraRae Kaiser by John Paul Jones Attorney in Fact
**OraRae Kaiser**

State of Tennessee )
County of Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **John Paul Jones**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 12 day of August, 2005.

NOTARY PUBLIC

My Commission Expires: 5-28-06

State of Tennessee
County of Davidson

On this 12 day of August, 2005, before me personally appeared **John Paul Jones**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Linda Benter,** and acknowledged that such person executed the same as the free act and deed of **Linda Benter**.

Witness my hand and official seal this 12 day of August, 2005.

NOTARY PUBLIC

My Commission Expires 5-28-06.

State of Tennessee
County of Davidson

On this 12 day of August, 2005, before me personally appeared **John Paul Jones**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **OraRae Kaiser,** and acknowledged that such person executed the same as the free act and deed of **OraRae Kaiser**.

Witness my hand and official seal this 12 day of August, 2005.

NOTARY PUBLIC

My Commission Expires 5-28-06.