PREPARED BY / RETURN TO: PERRONE & ASSOCIATES
109 WESTPARK DRIVE, SUITE 330
BRENTWOOD, TN 37027

THIS INSTRUMENT PREPARED BY:
RICHARD D. BIRD, ESQ.
BAKER, DONELSON, BEARMAN, CALDWELL,
& BERKOWITZ, P.C.
211 COMMERCE STREET, SUITE 1000
NASHVILLE, TENNESSEE 37201
615-726-5600

Davidson County DEEDWARR
Recvd: 10/26/05 11:08 3 pgs
Fees:18.00 Taxes:7104.00
20051026-0129254

FROM: **DAVID R. EMERY and wife**
GLENDA J. EMERY ("GRANTORS")
415 West Tyne Boulevard
Nashville, Tennessee 37205

TO: **GREGORY S. PERRONE, TRUSTEE** ("GRANTEE")
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Gregory S. Perrone, Trustee
108 Bonaventure Drive
Nashville, Tennessee 37205

SEND TAX BILLS:
New Owner

MAP/PARCEL NUMBER
11606003600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **David R. Emery** and wife, **Glenda J. Emery,** have bargained and sold, and by these presents do transfer and convey unto **Gregory S. Perrone, Trustee, with full power to Mortgage, Sell, Transfer or Convey without the joinder of any beneficiary,** his successors and assigns, all of their interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 6 on the Plan of Bonaventure Place, as of record in Book 5200, Pages 424 and 425, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being all of the same property conveyed to David R. Emery and wife, Glenda J. Emery, by deed from W. B. Cambron and wife, Dean S. Cambron, of record in Book 6914, Page 877, Register's Office for Davidson County, Tennessee.

The above description is identical to that contained in the prior deed of record on this property.

This is improved property known as, and located at, 108 Bonaventure Drive, Nashville, Davidson County, Tennessee 37205.

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, his successors and assigns, forever.

N RAC 539995 v1
2699959-000020 10/18/05

And GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except for:

1. 2005 real property taxes.
2. The Plan of Record in Book 5200, Pages 424 and 425 and revised in Book 5200, Pages 448 and 449, said Register's Office.
3. Declaration of Covenants, Conditions and Restrictions of record in Book 5901, Page 295 and restated Declaration in Book 9489, Page 922; re-recorded in Book 9511, Page 811, said Register' Office
4. Easement for sanitary sewers of record in Book 6148, Page 250, said Register's Office.
5. Bonaventure Place Homeowners Association, Inc., Charter Amendment in Book 8905, Page 95, said Register's Office.
6. Dedication of Common Areas of record in Book 5959, Page 775, said Register's Office.

And GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors and assigns, against the lawful claims of all persons whomsoever, claiming by, through or against GRANTORS.

WITNESS OUR HANDS on this the 24th day of October, 2005.

David R. Emery

Glenda J. Emery

STATE OF TENNESSEE)
COUNTY OF DAVDSON)

Personally appeared before me, Rita H. Todd, a Notary Public in and for said State and County, **David R. Emery and Glenda J. Emery, husband and wife,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, on this 24th day of October, 2005.

Rita H. Todd
NOTARY PUBLIC

My Commission Expires: 11/24/07

RITA H. TODD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,920,000.00.

AFFIANT

Subscribed and sworn to before me, this 24th day of October, 2005.

NOTARY PUBLIC

My Commission Expires: 11-25-06

