Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

ANGELA N. RAMSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

05-0511-62571

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $118,000.00

Ruth Chapman
Affiant

Subscribed and sworn to before me, this 2nd day of December, 2005.

Angela N. Ramsey
Notary Public
My commission expires: 5/28/2006

Address of New Owner:	Send Tax Bills to:	Tax Information
Allen L. Boner 3617 Pierside Drive Hermitage TN 37076	OWNER	086-09-0-053.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Michael W. Baize and Penny L. Baize, husband and wife, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Allen L. Boner, with life estate interest and the remainder interest to Thomas L. Boner, and Donald R. Boner, as tenants in common with rights of surviorship, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 60, on the Plan of Section Three, Lakeside Woods Estates, of record in Book 7900, Pages 218, 219 and 220, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael W. Baize, unmarried by deed from Allen Earps and wife, Betty Earps, dated August 29, 1991, of record in Book 8434, Page 394, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Michael W. Baize and Penny L. Baize, husband and wife by Quitclaim Deed from Michael W. Baize, unmarried (erroneously referenced in prior deed as "Michael W. Baize, a married man"), dated October 20, 2001, of record in Instrument No. 20011106-0121337, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3617 Pierside Drive, Hermitage, TN 37076

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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.

Davidson County DEEDWARR
Recvd: 12/08/05 09:03 2 pgs
Fees:13.00 Taxes:436.60
20051208-0147593

WITNESS my hand this 1 day of December, 2005.

Penny L. Baize

STATE OF Indiana
COUNTY OF Vanderburgh

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Penny L. Baize, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Evansville, IN, this 1 day of December, 2005.

Notary Public

My Commission expires June 15, 2012

Michael W. Baize

NATALIE D. RABEN
Resident of Vanderburgh County, IN
Commission Expires: June 15, 2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, ~~Penny L. Baize,~~* with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged ~~she~~ executed the within instrument for the purposes therein contained. he aar, Notary

Witness my hand in ~~Hendersonville,~~ GOODLETTSVILLE TN, this 2nd day of December, 2005.

* MICHAEL W. BAIZE aar, Notary

State of Tennessee at Large

My Commission expires
5/28/2006

ANGELA A. MANNING
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006