WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/31/06 15:46 2 pgs
Fees:13.00 Taxes:791.80

20060131-0012188

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,000.00

Hullon Bonner
Affiant

Subscribed and sworn to before me, this 27th day of January, 2006

Notary Public

MY COMMISSION EXPIRES: 11/14/09
(AFFIX SEAL)

James M. Wells
State of Tennessee Notary Public
Davidson County

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hullon Bonner	Countrywide Home Loans, Inc.	150-12-O-B
(NAME)	(NAME)	(MAP)
3820 Park Royal Lane	PO Box 961206, FTWX-22	017
(ADDRESS)	(ADDRESS)	(PARCEL)
Antioch, TN 37013	Fort Worth, TX 76161	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Gary R. Shaffer and wife, Deborah J. Shaffer, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Hullon Bonner and wife, Patricia Ann Bonner, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 17, on the Plan of Section One, Kensal Green, of record in Plat Book 7900, page 593, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Gary R. Shaffer and wife, Deborah J. Shaffer, by deed from Phillips Builders, Inc., a Tennessee corporation, dated September 28, 1994, of record in Book 9478, page 608, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 3820 Park Royal Lane, Antioch, Tennessee 37013

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 and assigns forever; and we do covenant with the said GRANTEES 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 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.

Witness my/our hand(s) this 27th day of January, 2006.

Gary R. Shaffer

Deborah J. Shaffer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Gary R. Shaffer; Deborah J. Shaffer with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 27th day of January, 2006.

Notary Public

My Commission Expires: 9/20/08

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN