This Instrument Prepared By:
INGRAHAM & PAUTIENUS 2100 Parkway Towers, Nashville, Tennessee 37219

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Address New Owner:	***Send Tax Bills To:***	***Map-Parcel***
A. Ronald Tonks, Trustee of the A. Ronald Tonks Living Trust Charlotte C. Tonks, Trustee of the Charlotte C. Tonks Living Trust 1120 Banbury Lane Brentwood, Tennessee 37027	Countrywide Home Loans 3011 Armory Drive Suite 120 Nashville, TN 37204	172-090-A Map 240.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A.§67-4-409(3)(F).

Charlotte C. Tonks
AFFIANT

DARYLA D. COLSTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

Sworn to and subscribed before me this 25th day of January, 2006.

Notary Public
My Commission Expires: July 25, 2009

My Commission Expires JULY 25, 2009

Davidson County DEEDWARR
Recvd: 02/07/06 08:09 3 pg
Fees:17.00 Taxes:0.00

20060207-0014833

WARRANTY DEED

The parties, A. RONALD TONKS and wife, CHARLOTTE TONKS acknowledge that the property is presently held as tenants by the entireties, and that for estate planning purposes, they acknowledge that by this instrument, they intend and desire to void their interest as tenants by the entireties and establish tenants in common interests.

The parties A. RONALD TONKS and wife, CHARLOTTE TONKS have created and executed separate revocable Living Trust; therefore

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and by this instrument have bargained and sold, and do hereby transfer and convey all of their right, title and interest in certain real estate in Davidson County, Tennessee to wit:

75% interest in the property and residence to:
A. RONALD TONKS, Trustee, or his successors in trust, under the revocable A. RONALD TONKS LIVING TRUST, dated JAN 25 2006, and any amendments thereto;

and

25% interest in the property and residence to:
CHARLOTTE C. TONKS, or her successors in trust, under the revocable CHARLOTTE C. TONKS LIVING TRUST, dated JAN 25 2006, and any amendments thereto.

Being more particularly described as follows:

Land in Davidson County, TN, being Lot No. 189 on the plan of Section 5B, Banbury Crossing, of record in Instrument No. 20040618-0072253. Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed by The Jones Company of Tennessee, L.L.C., to A. Ronald Tonks and wife, Charlotte Tonks, by Warranty Deed of record in Instrument 20050511-0053246, Register's Office, Davidson County, Tennessee.

This property is conveyed subject to all easements, covenants, restrictions, liens, and encumbrances of record.

This is improved property is known as 1120 Banbury Lane, Brentwood, TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever 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 OUR HAND this 25 day of January, 2006.

A. Ronald Tonks
A. RONALD TONKS

Charlotte Tonks
CHARLOTTE TONKS

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 A. RONALD TONKS and wife CHARLOTTE TONKS, with whom I am personally acquainted, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 25th day of January, 2006.

NOTARY PUBLIC

My Commission Expires: 7/25/09

DARYLA D. COLSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 25, 2009