Return to First Title and Escrow Co. Inc.
File Number 25115 Box 9B

Davidson County DEEDWARR
Recvd: 02/27/06 13:50 2 pgs
Fees:13.00 Taxes:488.40
20060227-0022387

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

State Of Tennessee
County Of Davidson

The actual consideration or value, whichever is greater, for this transfer is $132,000.00

Donald E. Kyle
Affiant

Subscribed and sworn to before me this 23 **day of** February, **2006**

Christina M. Read
Notary Public
My commission expires:

NOTARY PUBLIC AT LARGE
Christina M. Read
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

Address of New Owner:	**Send Tax Bills to:**	**Tax-Information**
James S. Boney	New Owner	71-15-0-298
1229 Joseph Avenue		
Nashville, Tennessee 37207		

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, **Cotton Avenue Investments, LLC**, *hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **James S. Boney and Dianne B. Boney and Jason B. Boney, joint tenants with the right of survivorship**, 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:

*a Tennessee limited liability company **wife,

Land in Davidson County, Tennessee, being Lot No. 116, on the Plan of Sharpe and Horn's Second Addition to Northeast Nashville, of record in Book 161, Page 53, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Lot No. 116 fronts 50 feet on the Easterly side of Joseph Avenue and runs back between parallel lines 145 feet to an alley.

Being the same property conveyed to Cotton Avenue Investments, LLC by quitclaim deed from Jeanette Freant, dated 2-18-05, of record in Instrument No. 20050322-0031178, 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 1229 Joseph Avenue, Nashville, TN 37207

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. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself, its 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.

WITNESS my hand this 23rd day of February, 2006.

Cotton Avenue Investments, LLC

By: by

Alan K. Williams, its Member

State Of Tennessee
County Of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Alan K. Williams, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Member of Cotton Avenue Investments, LLC, the within named bargainor, and that he is authorized by Cotton Avenue Investments, LLC to execute this instrument on its behalf as such Member.

Witness my hand in Nashville, TN, this 22nd day of February, 2006.

Notary Public
State of Tennessee at Large

My Commission expires 2/22/2009

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN