WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/01/06 15:05 2 pgs
Fees:13.00 Taxes:956.45
20060301-0023812

NOTARY PUBLIC AT LARGE
CITY D. CRAIG
GRAHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $258,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF FEBRUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: 2-10-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danielle Solomon Bonvissuto	First Horizon Home Loans	MAP 141-15 C PAR 61.00C0
(NAME)	(NAME)	
6853 RIVER RIDGE DRIVE	4000 Horizon Way	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37221	Irving, TX 75063	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **R. CHANDLER ABSTEIN, NOW BEING R. CHANDLER ABSTEIN MINIAT AND HUSBAND, RICHARD T. MINIAT**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIELLE SOLOMON BONVISSUTO AND HUSBAND, DOMINIC BONVISSUTO**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 234 on the Plan of Rolling River Estates, Phase 10, of record in Book 6200, page 53, and amended in Book 8422, page 119, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to R. Chandler Abstein, unmarried, by deed of record in Instrument No. 20010723-0077530, Register's Office for Davidson County, Tennessee; the said R. Chandler Abstein having since married, now being R. Chandler Abstein Miniat.

Roberta Chandler Abstein, Roberta Chandler Miniat, R. Chandler Abstein and R. Chandler Miniat are one and the same person.

Richard T. Miniat joins in this conveyance for the purpose of conveying any right, title, or interest, which he may have, marital or otherwise, in and to subject property.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

This is improved property, known as 6853 River Ridge Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 27th day of February, 2006.

R. Chandler Abstein Miniat

Richard T. Miniat

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, R. Chandler Abstein Miniat and Richard T. Miniat the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this: 2/27/2006.

Commission expires: 2-10-08

Notary Public

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008