Davidson County DEEDWARR
Recvd: 04/20/06 08:59 2 pgs
Fees:13.00 Taxes:329.30

20060420-0045154

#377

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Bonita K. Allen	(NEW OWNER)	Map 162-01-F-
420 Claircest Drive		Parcel 47CO
Antioch, TN 37013		

Return to:

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Paula L. Branson, unmarried,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Bonita K. Allen, unmarried,** (The "Grantee"), her heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 47, on the Plan of Clairmont, Phase 6, Condo Plan of record in Plat Book 7900, page 44, and Planned Unit Development of record in Plat Book 6200, page 393, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Paula L. Branson, unmarried by warranty deed dated November 2nd, 2000 from Andrew R. Graham of record in Instrument No. 20001103-0109209, said Register's Office.

This is the same description as used in the last deed of record.

This conveyance is subject to the following:

1. **2006 Taxes, a lien not yet due and payable.**
2. **Restrictions, Master Deed and By-laws of record in Book 6988, page 542, Book 7269, page 223, Book 7891, page 590, Book 8027, page 258, Book 8027, page 261, Book 8027, page 264, Book 8784, page 328, Book 8108, page 993, Book 8251, page 180, Book 7096, page 940, Book 7108, page 98, Book 7117, page 70, Book 7637, page 319 and in Book 8263, page 703, said Register's Office.**
3. **Any and all matters appearing of record in Plat Book 7900, page 44 and in Plat Book 6200, page 393, said Register's Office.**

This is improved property commonly known as **420 Claircrest Drive, Antioch, TN 37013.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $89,000.00.

Affiant

Subscribed and sworn to before me this 17th day of April, 2006

Notary public:

My Commission Expires: 11/10/08

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 17th day of April, 2006.

Paula L. Branson

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Paula L. Branson**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **SHE** executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 17th day of April, 2006.

Notary Public

My Commission Expires: March 31, 2007