Box 17

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/09/06 13:53 3 pgs
Fees:18.00 Taxes:555.00

20060509-0054340

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF May 2006

Laura A. Beasley
Notary Public

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

LAURA A. BEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Hamilton Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Blaine L. Bonadies	same	MAP 118-2
(NAME)	(NAME)	
2812 VAULX LANE		PARCEL 145
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37204		
(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, Sidney F. Chandler and Mike Smith, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Blaine L. Bonadies and Maureen C. Bonadies, as tenants in common with right of survivorshp

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:

Being Lot No. 28, on the map of the first subdivision of the W. T. Berry Estate, Section 2, as of record in Book 1130, page 8, Register's Office for said County.

Said Lot No. 28 fronts 60 feet on the easterly side of Vaulx Avenue, formerly Kirkwood Avenue and runs back 209.5 feet on the northerly line and 208.8 feet on the southerly line to a dead line measuring 70 feet thereon.

Being the same property conveyed to Sidney F. Chandler and Mike Smith by deed from Mike Smith of record in Instrument No. 20060329-0035776, and to Mike Smith by deed from Sidney E. Chandler of record in Instrument No. 20060327-0034517, Register's Office for Davidson County, TN.

Mike Smith and Michael C. Smith are one and the same person.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 1130, page 8, said Register's Office.

Survey made by T. R. Sanford, Surveyor, dated June 8, 1963, shows the concrete ramps on drive encroaching on the adjoining lot on the northerly line.

CONTINUED

This is improved (X) property, known as 2812 Vaulx Lane, Nashville, TN 37204 (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)
unimproved ( )

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 our hand s this 3rd day of May, 2006

Sidney F. Chandler

Mike Smith

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 Sidney F. Chandler and Mike Smith

the bargainor s, with whom I am personally acquainted or proved to me 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 at Nashville, Tennessee, this 3rd day of May 2006.

Commission expires 11/14/09

Laura A. Beasley
Notary Public

LAURI A. BEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

Taxes for the year 2006 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.