File Box 30

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
3125 North Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Robert W. Ingram, et ux
321 Bonnaridge Drive
Hermitage, TN 37076

MORTGAGEE

Davidson County DEEDWARR
Recvd: 06/06/06 14:18 2 pgs
Fees:13.00 Taxes:377.40
20060606-0066959

SEND TAX BILLS
New Owner

MAP-PARCEL:
MAP 75-13-0
PARCEL 173.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Ruth H. Boner, now Chapman, married** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Robert W. Ingram and wife, Sherri B. Ingram d/b/a Ingram Properties,** 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. 57 on the Plan of Hermitage Hills Subdivision, as of record in Plat Book 2900, Pages 48 and 49, Register's Office, Wilson County, Tennessee.

Beginning at a point in the northeast margin of Bonnaridge Drive at the corner of Lots 56 and 57; thence with the line between said lots, northeasterly 122 feet to a point; thence southeasterly 106 feet to a point in the northwest margin of Bonnaford Drive; thence with the same southwesterly 97 feet to the beginning of a curve; thence around said curve39.27 feet to a pointing the margin of Bonnaridge Drive; thence with same westerly 81 feet to the point of beginning

Being the same property conveyed to Lee G. Boner and Ruth H. Boner by deed of record from Joe Elder and wife, Jewell Elder and Richard E. Carter, Sr., and wife, Mildred Carter dated August 25, 1977 of record in Book 5189, Page 426, Register's Office, Davidson County, Tennessee. The said Lee G. Boner died on November 3, 1994, leaving Ruth H. Boner as the surviving tenant by the entireties.

Ruth H. Boner and Ruth H. Chapman are one and the same person.

Kyle Chapman, spouse of Ruth H. Chapman is not required to sign on said instrument since the property being conveyed is not the marital residence.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants, easements, covenants and conditions as shown on the plan of record in Plat Book 2900, Pages 48 ad 49, Register's Office for Davidson, County, Tennessee.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantees.

This is improved property known as **321 Bonnaridge Drive Hermitage, TN 37076.**

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 31st day of May, 2006.

Ruth H. Boner Chapman

Ruth H. Boner, now Chapman

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Ruth H. Boner k/n/a Ruth H. Chapman, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of May, 2006.

NOTARY PUBLIC

DEAN ROBINSON
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

My Commission Expires: 12-11-07

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is **$102,000.00.**

AFFIANT

Subscribed and sworn to before me this 31st day of May, 2006.

NOTARY PUBLIC

My Commission Expires:

JENNIFER MARIE CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

Jennifer Marie Crowell
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
April 19, 2010