Davidson County DEEDWARR
Recvd: 06/07/06 13:45 2 pgs
Fees:13.00 Taxes:268.25

20060607-0067662

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $72,500.00.

Carol Bonds
Affiant

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

Subscribed and sworn to before me, this 5th day of June, 2006.

Notary Public: Devon J. Sutherland
My Commission Expires: 12/09/08

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
Carol Bonds 112 Westfield Drive Nashville, TN 37221	New Owner	128-13-O-A-112-CO

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Iona M. Coble**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Carol Bonds**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

BEING Unit Number 112 of the Westfield Condominiums (formerly The Hamlet), a horizontal property regime pursuant to a Plat of record in Plat Book 6250, Page 590, and 1st revision thereof of record in Plat Book 6250, Page 748, as further shown and described in an amended document of record in Book 6831, Page 982; and established by Master Deed of record in Book 6678, at Page 771, as amended in Book 6736, Page 110; Book 6801, Page 962; Book 6831, Page 982 and Book 7271, Page 256, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Iona M. Coble and Arthur C. Coble, Jr. by Warranty Deed from Karen Renie Gordon, unmarried, dated August 15, 1997, recorded August 19, 1997, in Book 10574, Page 7, Register's Office for Davidson County, Tennessee, thence to Iona M. Coble by Quitclaim Deed from Arthur C. Coble, Jr., a married person, dated January 19, 2001, recorded January 29, 2001, in Instrument Number 200140129-0008364, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

Taxes and assessments for the 2006 and subsequent years.

Easement set forth in the instrument recorded in Book 4851, Page 918 and Book 6551, Page 988, Register's Office for Davidson County, Tennessee.

Sewer Line easement set forth in the instrument recorded in Book 6551, Page 981, Register's Office for Davidson County, Tennessee.

Sewer Line easement set forth in the instrument recorded in Book 7803, Page 694, Register's Office for Davidson County, Tennessee.

This property is a part of a condominium complex, subject to rights of others in and to common areas/elements, subject to lien for special assessment contained in DCCR's/Master Deed.

Master Deed of record in Book 6678, Page 771, Book 6736, Page 110, Book 6801, Page 962, Book 6831, Page 982 and Book 7271, Page 256, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 6678, Page 802, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Record Book 6551, Page 988, Register's Office for Davidson County, Tennessee.

2006 Davidson County taxes $810.02 not yet due and payable.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 112 Westfield Drive, Nashville, TN 37221

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 5th day of June, 2006.

Iona M. Coble by: Arthur Clifton Coble, Jr.
Her Atty-in-Fact

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 **Arthur Clifton Coble, Jr., in his capacity as Attorney in Fact for Iona M. Coble**, 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 5th day of June, 2006.

Commission Expires: 12/09/08

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-5
Hendersonville, TN 37075