Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 06/13/06 09:42 2 pgs
Fees:13.00 Taxes:1110.00
20060613-0070031

W & I Ref:(__gj____) Title No: 47945
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Bruce J. Libonn Jula M. Libonn 769 Brook Hollow Road Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 10215010500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$300,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael T. Fleming and spouse, June Fleming,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Bruce J. Libonn and spouse, Jula M. Libonn** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 123 on the Plan of Brook Meade Section II of record in Book 2133, page 76, Register's Office for said County.

Said Lot No. 123 fronts 120.0 feet on the westerly margin of Brook Hollow Road and extends back 428.0 feet on the northerly line and 327.0 feet on the southerly line to a dead line in the rear, measuring 180.0 feet thereon.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2133 Page 76, said Register's Office, which Plan shows a 80 foot minimum building setback line from Brook Hollow Road and a 10 foot easement for public utility purposes along the rear line(s) of said lot; a 2.5 x 20 foot utility anchor easements located on the northeasterly and southeasterly front corners of said lot; Easement for sanitary sewer and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee by instrument of record in Book 5143, page 399, said Register's Office..

This is improved property, known as: 769 Brook Hollow Road, Nashville, Tennessee 37215

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

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 12th day of June, 2006.

Michael T. Fleming

June Fleming

State of TENNESSEE
County of DAVIDSON

On this 12th day of June, 2006 , before me the undersigned authority, personally appeared Michael T. Fleming June Fleming , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE
County of DAVIDSON

My Commission Expires JULY 21, 2007

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $300,000.00

Affiant

Sworn and subscribed before me this the 12th day of June, 2006

My Commission Expires: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires JULY 21, 2007