BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

Davidson County DEEDWARR
Recvd: 06/16/06 11:52 2 pgs
Fees:13.00 Taxes:1350.50
20060616-0072000

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $365,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of June, 2006.

NOTARY PUBLIC AT LARGE
PRISCILLA C. LANEY
DAVIDSON COUNTY, TN

Notary Public:
My Commission Expires: May 24, 2008

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
Bonnie Davis Needham 564 Harpeth Trace Drive Nashville, TN 37221	New Owner	143-2-O-A-18-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, **Thomas J. Davis and wife, Robin S. Davis**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Bonnie Davis Needham**, 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 Lot No. 18 on the plan of Harpeth Trace Estates, Phase Three, as of record in Plat Book 5200, Pages 751, 752 and 753, Register's Office for said County, to which reference is made for a more complete description of said lot.

BEING the same property conveyed to Thomas J. Davis and wife, Robin S. Davis, by Warranty Deed from John R. Beesley, III, Trustee, dated April 4, 1986, recorded April 7, 1986, in Book 6822, Page 875, thence re-recorded April 14, 1986, in Book 6828, Page 683, Register's Office of 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.

Subject to conditions, easements, restrictions, and/or building set-back lines that appears on the plat of record in Plat Book 5200, Page 751-753, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 5120, Page 208, Book 5120, Page 918, Book 5380, Page 357 and Book 6274, Page 148, Register's Office for Davidson County, Tennessee.

Charter for Homeowners Association of record in Book 5120, Page 199, Register's Office for Davidson County, Tennessee.

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

2006 Davidson County taxes $3,628.89 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: 564 Harpeth Trace 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 14th day of June, 2006.

Thomas J. Davis by Robin S. Davis
Thomas J. Davis By: Robin S. Davis
His Atty-in-Fact Atty-in-Fact

Robin S. Davis
Robin S. Davis

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 Thomas J. Davis by Robin S. Davis, his/her capacity as his Attorney in Fact, 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 14th day of June, 2006.

Commission Expires: 12/09/08

Notary Public: Devon J. Sutherland

STATE OF TN : County Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Robin S. Davis, 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 14th 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