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# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/25/06 11:14 2 pgs
Fees:13.00 Taxes:601.25
20060725-0089383

JUSTIN TATUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN My Commission Expires July 19

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$162,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **20TH DAY OF JULY, 2006.**

Notary Public

MY COMMISSION EXPIRES: **July 19, 2006.**
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**Esquire Title & Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **KENNETH BARRY BONIFAY** | REGIONS BANK d/b/a REGIONS MORTGAGE | **73-13-124** |
| (NAME) | (NAME) | |
| **1510 Lethia Drive** | POST OFFICE BOX 1718 | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37206** | MEMPHIS, TN 38101-1718 | |
| (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, **Albert L. Hubbell**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KENNETH BARRY BONIFAY, a single person**, 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:

Real property located in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 24 on the map of Mailan Heights, as of record in Book 1835, Page 90, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the south margin of Mailan Drive at the corner of lots 25 and 24; thence with the line between said lots, southerly 117 feet to a point; southeasterly 90 feet to the westerly margin of Lethia Drive; thence with the margin of the same northerly 107.6 feet to the beginning of a curve; around said curve northwesterly 39.3 feet to a point in the southerly margin of Mailan Drive; thence with the margin of the same westerly 46 feet to a point and continuing with the margin of the same westerly 58.8 feet to the point of beginning.

Being the same property conveyed to Albert L. Hubbell by deed from Union Planters Mortgage, Inc. f/k/a Union Planters PMAC, Inc., a Mississippi Corporation of record In Instrument No. 20030103-0001279, Dated December 30, 2002 and Recorded on January 3, 2003, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **1510 Lethia Drive, Nashville, TN 37206**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 **20th day of July, 2006.**

**Albert L. Hubbell**

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **Albert L. Hubbell** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **20th day of July, 2006.**

Commission expires: **July 19, 2006**

**Justin Tatum** Notary Public

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires July 19 2008