Davidson County DEEDWARR
Recvd: 09/14/06 08:57 3 pgs
Fees:17.00 Taxes:0.00
20060914-0113793

THIS DOCUMENT PREPARED BY:	This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(A).
JEFFREY MOBLEY Howard & Mobley, PLLC 200 31st Ave., North Suite 100 Nashville, Tennessee 37203 (615) 627-4444	

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Claudia C. Bonnyman 1705 Sweetbriar Avenue Nashville, Tennessee 37212	SAME	117-4 77 24W-12515

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, for the purpose of terminating a tenancy by the entirety between G. Gordon Bonnyman, Jr., hereinafter called the Grantor, and the Grantor's spouse, Claudia C. Bonnyman, pursuant to T.C.A. §66-1-110, and thereby vesting fee simple title in the subject property in the Grantor's spouse, Claudia C. Bonnyman, the Grantor, G. Gordon Bonnyman, Jr., has bargained and sold, and by these presents does transfer and convey unto Claudia C. Bonnyman, hereinafter called the Grantee, and the Grantee's heirs and assigns, all of the Grantor's right, title and interest in and to the real estate in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantee.

2. Any matters of record.

TO HAVE AND TO HOLD said tenancy-by-the-entirety interest herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's heirs and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tenancy-by-the-entirety interest in said land, has a good right to convey it, and the same is unencumbered, except for the rights of the Grantee and unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said interest to the said Grantee, the Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 12th day of September, 2006.

G. Gordon Bonnyman, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, G. Gordon Bonnyman, Jr., with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this 12th day of September, 2006.

My Commission Expires: _____

JEFFREY MOBLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
My Comm. Exp. May 30, 2007

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Westerly half of Lot No. 263 in Belmont Land Company's Plan of lots called "Belmont Heights" as of record in Book 421, page 34, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said part of Lot No. 263 fronts 50 feet on the south side of Sweetbriar Avenue and runs back between parallel lines, 175 feet to an alley.

Being the same property conveyed to G. Gordon Bonnyman, Jr. and wife, Claudia C. Bonnyman, by deed from Mary C. Shelton, a widow, of record in Book 5710, page 695-697, Register's Office for Davidson County, Tennessee.

This is improved property known as 1705 Sweetbriar Avenue, Nashville, Tennessee 37212.