THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
3125 North Mt. Juliet Road
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 12/22/06 08:47 2 pgs
Fees:13.00 Taxes:545.75
20061222-0157872

ADDRESS NEW OWNER
Bruce Bonner
2974 Melbourne Terrace
Mt. Juliet, TN 37122

SEND TAX BILLS
Owner

MAP-PARCEL:
MAP 086-03-0- PARCEL 074.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **John C. Gardenour, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Bruce Bonner and wife, Michelle V. Bonner,** 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:

Being Lot No 1 on the Final Plat, Resubdivision of Lot No. 2 Resubdivision of Burris & Smith Properties, Tuckers Run, as of record in Plat Instrument No. 20001220115322, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to John C. Gardenour and wife, Jamie M. Gardenour by deed of record from Stewart Building Group, Inc., dated June 10, 2002 of record in Instrument No. 200206120071544, Register's Office, Davidson County, Tennessee and being further conveyed to John C. Gardenour by Quitclaim Deed from Jamie M. Gardenour of record in Instrument No. 20061222 0157871 **, Register's Office, Davidson County, Tennessee.**

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Instrument No. 200105140049369; shared gravel drive-way of record in Plat Book Instrument No. 20001220115322; easements, covenants and conditions as shown on the plan of record in Plat Book 20001220115322, Register's Office, Davidson County, Tennessee.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **527 Old Lebanon Dirt Road Hermitage, TN 37076.**

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 our hands this 18th day of December, 2006.

John C. Gardenour

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named John C. Gardenour, 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 18th day of December, 2006.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12-15-07

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $147,500.00.

AFFIANT

Subscribed and sworn to before me this 18th day of December, 2006.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12-15-07