ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

WARRANTY DEED

B-CP-06-7224

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,500.00

Karen Bonifacius
Affiant

Subscribed and sworn to before me, this 11th DAY OF January, 2007.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dwight Bonifacius	Countrywide Home Loans, Inc.	
7224 Ole Nottingham Drive (ADDRESS)	801 Crescent Center Drive, #510 (ADDRESS)	151-10-A-87 CO
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we EMILY W. CONNOR, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DWIGHT BONIFACIUS AND WIFE, KAREN BONIFACIUS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 169, VILLAGES OF LONG HUNTER P.U.D., PHASE 1, as shown on plat of record in Instrument No. 20010123-0006894, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Emily W. Connor, an unmarried woman by Warranty Deed from James N. Bracy and wife, Morgan A. Bracy, formerly known as Morgan A. Harris, recorded on the 3rd day of June, 2004 in Instrument No. 20040603-0064937, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including Plat of record in Instrument No. 20010123-0006894 and Boundary Plat recorded in Instrument No. 20000207-0012630; Restrictions of record in Instrument No. 20010531-0056382 and amended in Instrument No. 20031111-0164945; By-Laws of record in Instrument No. 20041022-0127537; Charter of record in Instrument No. 20010531-0056381; Easements of record in Book 8197, Page 288, Book 8358, Page 91, Book 8358, Page 94, Book 4446, Page 423, Book 1101, Page 457, Book 1115, Page 302, and Book 2338, Page 466; Conveyance to HOA in Instrument No. 20010531-0056383; Engineers Certificate of Correction in Instrument No. 20020319-0034180; Grant of Easements in Instrument Nos. 20000906-0088271 and 20000906-0088272, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 7224 Ole Nottingham Drive, Antioch, Tennessee 37013
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 11th day of January, 2007.

Emily W. Connor

Davidson County DEEDWARR
Recvd: 01/23/07 10:10 2 pgs
Fees:13.00 Taxes:490.25

20070123-0009104

STATE OF Tennessee
COUNTY OF Davidson

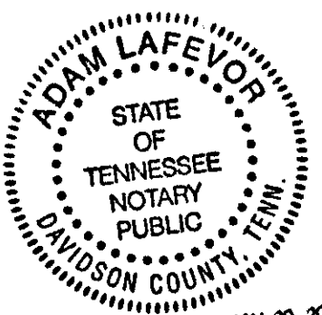
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Emily W. Connor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of January, 2007.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV. 22, 2008

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903