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

BOX 13
132186

ADDRESS NEW OWNER
Gregorio Bahena
527 Old Lebanon Dirt Road
Hermitage, TN 37076

~~**MORTGAGEE**~~

Davidson County DEEDWARR
Recvd: 03/08/07 12:12 2 pgs
Fees:13.00 Taxes:710.03
20070308-0028786

SEND TAX BILLS
SunTrust Mortgage, Inc.
201 Fourth Ave N/7th Floor
Nashville, TN 37219

MAP-PARCEL:
086-03-0-074.00

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, **Bruce Bonner and wife, Michelle V. Bonner,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Gregorio Bahena, unmarried,** 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 and Smith Properties, Tuckers Run, as of record in Instrument Number 200011220115322, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bruce Bonner and wife, Michelle V. Bonner by deed from John C. Gardenour of record in Instrument Number 20061222-0157872, Register's Office for 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 Number 200105140049369; a shared gravel driveway and easements, covenants and conditions as shown on the plan of record in Instrument Number 200011220115322, Register's Office for Davidson County, Tennessee.

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

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 28th day of February, 2007.

Bruce Bonner

Michelle V. Bonner

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Bruce Bonner and wife, Michelle V. Bonner, 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 28th day of February, 2007.

NOTARY PUBLIC

DEAN ROBINSON
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

My Commission Expires: 12-15-07

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is **$191,900.00.**

AFFIANT

Subscribed and sworn to before me this 28th day of February, 2007.

NOTARY PUBLIC

My Commission Expires: 7-25-09

Heidi Jo Clayton
Notary Public
My Comm. Exp 07/25/09
State of TENNESSEE
Davidson County