RETURN TO:

**First National Financial Title**
**25 Century Blvd., Ste. 203**
**Nashville, TN. 37214**

N14984

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, LLC
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N14984

Davidson County DEEDWARR
Recvd: 04/09/07 10:24 2 pg:
Fees:13.00 Taxes:425.50

20070409-0041592

Property Address:
425 Adair, Nashville, TN 37214

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# WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **John T. Clark, and wife, Ganelle S. Clark**, hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto **Nathan Bonham and wife, Jennifer Bonham,** hereinafter Grantees, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 84, on the Plan of Cloverdale Subdivision, Section 2, as shown by plat of record in Plat Book 2133, Page 58, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a warranty deed from Mayfair Homes, Inc., dated July 10, 1954, and recorded July 12, 1954, in the Register's Office for Davidson County, Tennessee, in Book 2290, at Page 79.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2007 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantors and is not Grantor's marital residence, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantors' hands this 6th day of April, 2007.

John T. Clark {Seal}

Ganelle S. Clark {Seal}

State of TENNESSEE
County of DAVIDSON

On this the 6th day of April, 2007, before me, the undersigned officer, personally appeared John T. Clark and Ganelle S. Clark, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

ROBBIN YOUNT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON

My Commission Expires November 22, 2010

Notary Public

My Commission expires: _____

We hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $115,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 6th of April, 2007.

KEVIN STEINKE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Notary Public

My Commission expires: 9-16-10

Name of Owner and Property Address:
Nathan Bonham and Jennifer Bonham
425 Adair

Nashville, TN 37214

Person Or Entity Responsible For Payment Of Taxes:
ABN AMRO MORTGAGE GROUP INC.
PO Box 57068
Irvine, CA 92619-9512

Tax Parcel ID#: 095.11-0-099.00