This Instrument Prepared By:
Title Enterprise Service Company, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
2070232

Davidson County DEEDWARR
Recvd: 07/02/07 10:04 2 pgs
Fees:13.00 Taxes:386.65
20070702-0078443

Send Tax Bills To:
New Owner

New Owner is:
Timothy A. and Anna K. Hendricks
2820 Galesburg Drive
Nashville, TN 37217

MAP: 150-05-0-217.00

PARCEL:

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 all of which is hereby acknowledged, **Hullon Bonner and wife, Patricia Bonner**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Timothy A. Hendricks and wife, Anna K. Hendricks**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **2820 Galesburg Drive, Nashville, TN 37217**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 695 on the Plan of Edge-O-Lake Estates, Section 17, as of record in Book 4460, page 44, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Hullon Bonner and wife, Patricia Bonner from Steven C. Argo, unmarried, by Warranty Deed dated February 28, 1996 and recorded March 4, 1996 in Book 9965, page 213, Register's Office for Davidson County.

This conveyance is subject to Restrictions of record in Book 4547, page 802 and all matters of record on plat in Book 4460, page 44, Register's Office for Davidson County.

HB PB
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their

heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 29th day of June, 2007.

GRANTOR(S):

Hullon Bonner
HULLON BONNER

Patricia Bonner
PATRICIA BONNER

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Hullon Bonner and wife, Patricia Bonner**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 29th day of June, 2007.

Pamela B. Matheney
NOTARY PUBLIC
My Commission Expires:

PAMELA B. MATHENEY NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Pamela B. Matheney
My Commission Expires
October 20, 2008
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$104,500.00**.

AFFIANT

SWORN TO and subscribed before me this 29th day of June, 2007.

Pamela B. Matheney
NOTARY PUBLIC
My commission expires:

PAMELA B. MATHENEY NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Pamela B. Matheney
My Commission Expires
October 20, 2008
STATE OF TENNESSEE