Davidson County DEEDWARR
Recvd: 11/30/07 10:37 2 pgs
Fees:13.00 Taxes:490.25

20071130-0138928

RECORD AND RETURN TO:
Bosch Title, LLC
5252 Hickory Hollow Parkway
Suite 1015
Antioch, Tennessee 37013

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,500.00.

AFFIANT

LYNNETTE M. GOODNOW
Notary Public
Commonwealth of Massachusetts
My Commission Expires Mar 12, 2010

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF NOVEMBER, 2007.

NOTARY PUBLIC

My commission expires: 3-12-10

THIS INSTRUMENT PREPARED BY:
Bosch Title, LLC, 5252 Hickory Hollow Parkway, Suite 1015, Antioch, Tennessee 37013

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ahtoon Soon et ux 258 Bonnalynn Drive Hermitage, Tennessee 37076	Same as new owner	MAP 075130060.00

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED THIRTY TWO THOUSAND FIVE HUNDRED AND NO/100 ($132,500.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **ROBERT K. THURBER and wife, CARYL A. THURBER**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **AHTOON SOON and wife, PAMELA SOON,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 215 on the Plan of Hermitage Hills, Section Two (Revised), as of record in Plat Book 2900, Page 112, Register's Office for Davidson County, Tennessee.

Said Lot No. 215 fronts 80 feet on the southeasterly side of Bonnalynn Drive and runs back 150 feet on the southeasterly line and 149.8 feet on the northwesterly line to a dead line in the rear and measures 80 feet thereon.

Being the same property conveyed to Robert K. Thurber and wife, Caryl A. Thurber by Warranty Deed dated May 18, 2004 from Aaron L. Bowersock and wife, Martina Bowersock, of record in Instrument No. 20040520-0059273, Register's Office for Davidson County, Tennessee.

This is improved property known and designated as 258 Bonnalynn Drive, Hermitage, Tennessee 37076.

This conveyance is made subject to all matters shown on plat of record in Plat Book 2900, Page 112; to any and all restrictive covenants of record; all of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2007 property taxes, which taxes have been prorated between the parties and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS, this the 20th day of November, 2007.

Robert K. Thurber
ROBERT K. THURBER

Caryl A. Thurber
CARYL A. THURBER

STATE OF Massachusetts
COUNTY OF Worcester

Personally appeared before me, a Notary Public, Robert K. Thurber and wife, Caryl A. Thurber, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 20th day of November, 2007.

Notary Public

My commission expires: 3-12-10

LYNNETTE M. GOODNOW
Notary Public
Commonwealth of Massachusetts
My Commission Expires Mar 12, 2010