Record and return to: Founders Title 9045 Carothers Pkwy #202 Franklin,TN 37067

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 26832-07-2007**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $106,000.00. Affiant Subscribed and sworn to before me this 27th day of July, 2007. Notary Public My Commission Expires:

CARRIE LINN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 12/21/07 13:27 2 pgs
Fees:13.00 Taxes:392.20
20071221-0146620

WARRANTY DEED

Address New Owner: Jeffrey Thomas Bonner 2341 Benay Road Nashville, TN 37214	**Send Tax Bill To:** Bank of America, N.A 900 W TRADE STREET GATEWAY Village, 3RD FL Charlotte NC 28255-0001	**Tax Information:** Map and Parcel No.: 052130B099.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David Steinberg**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeffrey Thomas Bonner, unmarried** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2341 Benay Road, Nashville, TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of July, 2007.

David Steinberg

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **David Steinberg**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of July, 2007.

Notary Public

My Commission Expires:

MICHAEL MORGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 25, 2009
STATE OF TENNESSEE

Notary Seal present, but could not be reproduced.

Bill Garrett

Bill Garrett
Davidson County Register

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 137 on the Plan of First Revision, Condominium Site Plan, River Glen Planned Unit Development, Phase IV, Section 1, of record in Plat Book 9700, page 283, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Glen, a horizontal property regime established by Master Deed of record in Book 7566, page 571, Register's Office.

Being the same property conveyed to David Steinberg by deed dated December 1, 2003 from Leeanne K. Lackey, married f/k/a Leanne K. Keck, of record in Instrument No. 20031215-0178840, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for River Glen, of record in Book 7566, page 571, made applicable in Book 10630, pages 501 & 504, amended in Instrument No. 20040915-0111299 and Instrument No. 20040915-0111301, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 9700, page 283, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 6900, pages 650 & 651, Register's Office for Davidson County, Tennessee. (Boundary)
6. Easement for access of record in Book 7296, page 484, Register's Office for Davidson County, Tennessee.
7. Easement for electric power transmission lines of record in Book 3961, page 681, Register's Office for Davidson County, Tennessee.
8. Charter of Incorporation of River Glen Homeowners Association of record in Book 8069, page 158, Register's Office for Davidson County, Tennessee.