PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20110002359 DEEDWARR
Recvd: 01/12/11 12:29 2 pgs
Fees:13.00 Taxes:462.50
20110112-0003332

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 50747
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Bonbini Properties, LLC 122 Hammond Avenue Lebanon, Tennessee 37087	SAME

TAX MAP-PARCEL NUMBERS: 95-3-31

WARRANTY DEED

Prepared from information furnished by the parties without benefit of title examination

FOR AND IN CONSIDERATION of the sum of **$125,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John Denmark**, married, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Bonbini Properties, LLC** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot 108 on the Plan of Merry Oaks of record in Book 1835, page 67 Register's office for said county. To which said plan reference is made for a complete description.

Being the same property conveyed to John Denmark by deed from HSBC Bank USA, National Association, as trustee under the Pooling and servicing agreement dated as of August 1, 2006, Fremont Home Loan Trust 2006 B dated 11/21/2008 and recorded on 12/4/2008 of record in Doc No. 20081204-0117637 Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2011, which have not been pro-rated and are the responsibility of the grantee, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1835 Page 67, said Register's Office, which Plan reference is hereby made for a complete description

The Property described herein is not now, nor has it ever been, inhabited by Grantor or Grantor's spouse.

This is improved property, known as: 208 Blue Hills Drive, Nashville, Tennessee 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 10th day of January, 2011.

John Denmark

State of TENNESSEE
County of DAVIDSON

On this 10th day of January, 2011 , before me the undersigned authority, personally appeared John Denmark , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 9/8/2013

Notary

GREGORY POLZIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $125,000.00

Affiant

Sworn and subscribed before me this the 10th day of January, 2011

My Commission Expires: 9/8/13

Notary Public

GREGORY POLZIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.