This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P11-0403-D

BILL GARRETT, Davidson County
Trans:T20110048887 DEEDWARR
Recvd: 08/10/11 09:30 2 pgs
Fees:13.00 Taxes:266.40
20110810-0061533

WARRANTY DEED

Address of New Owners:
Terry Bone, LLC
91C Mathis Drive
Dickson, TN 37055

Send Tax Bills To:
New Owner

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,
Ona Lucille Temple Rust, a widow (also known as Ona Rust)

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto
Terry Bone, LLC, a Tennessee limited liability company

hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a certain condominium apartment in Davidson County, Tennessee, being Unit No. 7201 on the plan of Sheffield Square Condominium as shown as Exhibit A-2 to the Master Deed of record in Book 7142, Page 72 and as amended in Book 7160, Page 232, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Wilton Rust and spouse, Ona Rust, by deed from Leslie V. Arnold, a single person, dated August 2, 1990, and of record in Book 8166, Page 441, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters shown on a plat of record in Book 5210, Page 191 as re-recorded in Book 5210, Page 192, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any existing rents and/or leases.

This conveyance is subject to Restrictions and a Master Deed of record in Book 7142, Page 73 as amended in Book 7160, Page 232, in the Register's Office of Davidson County, Tennessee.

This is ( ) Unimproved (X) Improved property known as 7201 Sheffield Square, Nashville, TN 37221

THIS CONVEYANCE IS SUBJECT TO: 2011 Davidson Taxes which have been prorated and assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said

Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Christina Sears executes this instrument on behalf of Ona Lucile Temple Rusty, pursuant to a Power of Attorney of record in Instrument Number 20110810-0061532, in the Register's Office of Davidson County, Tennessee.

Witness my hand this the 21st day of July, 2011.

Ona Rust
Ona Lucille Temple Rust

By: Christina Sears
Christina Sears, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christina Sears as attorney in fact for Ona Lucille Temple Rust, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 21st day of July, 2011.

Theresa Wilson
Notary Public

THERESA WILSON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires: April 18, 2015

STATE OF TENNESSEE
COUNTY OF DICKSON

The actual consideration or value, whichever is greater, for this transfer is $72,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of July, 2011.

Notary Public

AL FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2014

My Commission Expires:_____
Map: 142 10
Parcel: 1.00