BOOK 4424 PAGE 146

This instrument prepared by:
JOHNSON & EDWARDS
Attorneys at Law
800 Stahlman Bldg,
Nashville, Tenn, 37201

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennie D. Cummings, et ux	First & Mid-South Mortgage	Map 60-16
(NAME:)	(NAME:)	Par. 180
2627 Flamingo Drive	410 Union Street	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37207	Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

For and in Consideration of the sum of TENAND NO/100----------
----------($10.00)----------*DOLLARS*
Cash in hand paid the receipt of which is hereby acknowledged and other good and valuable considerations, including the assumption by the Grantees and their agreement to pay the unpaid principal balance of a note secured by a Deed of Trust of record in Book _____, Page _____, Register's Office Davidson County, Tennessee, to secure payment to First & Mid-South Mortgage.

We, Thomas Wayne Bond and wife, Linda Faye Bond,
have bargained and sold, and by these presents do transfer and convey unto the said Dennie D. Cummings and wife, Cheryl M. Cummings,
their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

LAND in Davidson County, Tennessee, being Lot No. 371 on the Plan of Joywood Heights, Section 2-A, of record in Book 1424, Page 20, Register's Office for said County.

SAID Lot No. 371 fronts 60.3 feet on the northerly side of Flamingo Drive and runs back 295.2 feet on the westerly line and 297 feet on the easterly line to a dead line, measuring 97 feet thereon.

BEING the same property conveyed Thomas Wayne Bond and wife, Linda Faye Bond, by deed from Ben Ray Baker and wife, Frances Baker, as of record in Book 3892, Page 964, Register's Office Davidson County, Tennessee.

CONVEYANCE of this property is made subject to the Plan of record in Book 1424, Page 20, said Register's Office, which shows a 30 foot setback line from Flamingo Drive and a 10 foot easement for public utilities along the rear line of the lot, and restrictions filed for record in Book 1373, Page 98, said Register's Office.

NOTE: INSURANCE AND ESCROW ACCOUNT ARE TRANSFERRED TO THE GRANTEES.

This is unimproved ( ) improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Dennie D. Cummings and wife, Cheryl M. Cummings,
their *heirs and assigns, forever.*

And We, Thomas Wayne Bond and wife, Linda Faye Bond, *do covenant with the said* Dennie D. Cummings and wife, Cheryl M. Cummings *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.*

And we, Thomas Wayne Bond and wife, Linda Faye Bond, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Dennie D. Cummings and wife, Cheryl M. Cummings, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 15th *day of* June, *19* 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

The actual consideration or value, whichever is greater, for this property (whichever is greater) is $ 8,500.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Thomas W. Bond

Sworn to and subscribed before me this 6th day of June, 19 70

NOTARY PUBLIC

My commission expires: 1-5-71.

Thomas Wayne Bond
Thomas Wayne Bond

Linda Faye Bond
Linda Faye Bond

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

the undersigned

Personally appeared before me, ..., *a Notary Public in and for said County and State,* Thomas Wayne Bond and wife, Linda Faye Bond,

the within named bargainor S, *with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee
this 15th *day of* June, *19* 70

Notary Public

Commission expires 5-8-71

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

JUN 15 70 CONV *8,500.00
JUN 15 70 S'TAX A* 22.10
JUN 15 70 PR'FEE A* .50
JUN 15 70 W'DEED A* 3.00 * 25.60

WARRANTY DEED

FROM
Thomas Wayne Bond, et ux

TO
Dennie D. Cummings, et ux

A 80499

IDENTIF. REFERENCE

JUN 15 9 35 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
A Division of
Southern Title Insurance Company
P. O. Box 10649
Knoxville, Tennessee