WARRANTY DEED

BOOK 4499 PAGE 642

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
John Benjamin Bond et ux (NAME)	Same (NAME)	Map 123-4
6407 Currywood Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Field Book No.
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Same (CITY) (ZONE) (STATE)	8D-69375 Rec 95 pd

For and in Consideration of the sum of TEN AND NO/100 ($10.00) ---------- *DOLLARS*

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

MAY-6=	CONV	27,500.00			
MAY-6=S'TAX			A*	71.50	
MAY-6=PR'FEE			A*	.50	
MAY-6=	W'DEED		A*	6.00	* 78.00

This instrument prepared by:
Edwards, Schulman, McCarley,
Hollins & Pride
900 American Trust Building
Nashville, Tennessee

WE, ROY SHAINBERG, LYTLE BROWN, III, SHERRON WEINBERGER and CECIL F. FOX, *have bargained and sold, and by these presents do transfer and convey unto the said* JOHN BENJAMIN BOND and wife, HELEN ANNELLE LYLE BOND, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being lot No. 11, on the plat of West Meade Ridge, Section II, as of record in book 4460, page 7, Register's Office for said County, described as follows:

Beginning at a point in the northwest corner of said lot, said point being in the easterly margin of Brookhollow Road and said point being 264.87 feet in a northerly direction along the easterly margin of Brookhollow Road from the center line of East Valley Court; thence north 54° 22' east a distance of 440.0 feet to a point; thence south 5° 21' east a distance of 351.5 feet to a point, said point being in the northerly margin of East Valley Court; thence along said margin of East Valley Court along a curve to the left, radius 400 feet, a distance of 185.56 feet to a point; thence south 59° 38' west a distance of 68.21 feet to a point; thence along a curve to the right, radius 25.0 feet, a distance of 38.43 feet to a point, said point being in the easterly margin of Brookhollow Road; thence along a curve to the left, radius 1955.7 feet, a distance of 114.57 feet to a point; thence north 35° 38' west a distance of 100.3 feet to the point of beginning and containing 2.17 acres.

Being part of the property conveyed to Roy Shainberg, Lytle Brown, III, Sherron Weinberger and Cecil Fox, by deed from John S. Bransford and wife, of record in book 4481, page 19, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 27,500.00

Subscribed and sworn to before me, this the 27th day of April, 71

My commission expires: 1-23-74

Notary Public

This conveyance is made subject to restrictive covenants of record in book 1427, page 19, and restrictive covenants of record in book 4492, page 949, Register's Office for Davidson County, Tennessee; owner's certificate, 10-foot public utilities and drainage easement, 100-foot building setback line from East Valley Court and Brookhollow Road, and sewage lift pump required, as shown on plan of record in book 4460, page 7, Register's Office for Davidson County, Tennessee.

unimproved (X)
This is improved ( ) property, known as ..... Brookhollow Road, Nashville, Tennessee
(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 JOHN BENJAMIN BOND and wife, HELEN ANNELLE LYLE BOND, their *heirs and assigns, forever.*

And we *do covenant with the said* John Benjamin Bond and wife, Helen Annelle Lyle Bond, *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,* except by restrictive covenants, owner's certificate, setback lines and easements and requirements, as hereinabove set forth, and taxes for the year 1971, subject to which this conveyance is executed. However, Taxes for the entire year of 1971 will be paid, when due, by the Grantors herein.

And we, Roy Shainberg, Lytle Brown, III, Sherron Weinberger and Cecil Fox, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* John Benjamin Bond and wife, Helen Annelle Lyle Bond, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand*s *this* 26th *day of* April, *19* 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Roy Shainberg

Lytle Brown, III

Sherron Weinberger

Cecil Fox

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Gail Rosenthal, a Notary Public in and for said County and State, the within named Roy Shainberg, Lytle Brown, III, Sherron Weinberger and Cecil Fox,

the bargainors, 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 26th day of October, 19 71.

Gail Rosenthal, Notary Public.

Commission Expires July 31, 1974

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

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

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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.....

WARRANTY DEED

FROM

Roy Shainberg, et al

TO

John Benjamin Bond, et ux

B 1379 7

IDENTIF. REFERENCE

MAY 6 2 19 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

File: Roan Folk