WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chas. C. Bonds et ux	Same	
(NAME:) R#1	(NAME:)	187
(STREET ADDRESS OR ROUTE NUMBER) Antioch, Tenn., 37013.	(STREET ADDRESS)	22
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	5 D 2631 PW

For and in Consideration of the sum of Ninety Thousand and no/100 - - - - - - ($90,000.00) - *DOLLARS*

of which Twenty-six Thousand One Hundred and no/100 ($26,100.00) dollars, has been paid in cash by Charles C.Bonds and wife, Rachel Y. Bonds, and for the remainder, to wit: $63,900.00, the said Charles C. Bonds and wife, Rachel Y. Bonds, have assumed and agree to pay an installment deed note dated March 30, 1973, in amount of $63,900.00, payable in five annual installments of $12,780.00 each, due on March 30th of the next five succesive years, together with interest at rate of 7% per annum on the unpaid balance, executed by Dean Greenfield, secured by the provisions of installment deed dated March 30, 1973, from Albert E. Richards, Sr., to Dean Greenfield, of record in Book 4693, page 903, Register's Office for Davidson County, Tennessee,

We, Dean Greenfield and wife, Bonnie Greenfield, ...*have bargained and sold, and by these presents do transfer and convey unto* the said Charles C. Bonds and wife, Rachel Y. Bonds, their .....*heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A tract of land in the 6th Civil District, called the 5th Civil District on the survey of Watkins & Murray, Surveyors, dated April 2, 1947, as follows:

Beginning at a stone in the east line of the L. A.Battle heirs property; thence North 85° East 255 feet to a fence corner; thence North 83° 45' East along the center line of Battle Road 1,674 feet to an iron pin in Hugh Thompson's west line; North 1° 15' East 784.5 feet to a spike; thence continuing with the center of Battle Road due North 744.8 feet to a spike at C. T.Gray's southeast corner; thence with Gray's south line North 86° West along the fence 813 feet to a stone, Gray's southwest corner; thence continuing with the fence along Gray's west line North 2° 30' West 1,661 feet to a stone in afence line in Barnes Heirs south line; thence along the fence and with Barnes Heirs line North 87° 30' West 878 feet to a locust stump at L. H. Battle Heirs northeast corner; thence along the fence along L. H. Battle Heirs east line South 3° West 3,375.4 feet to a 36-inch elm tree; thence South 3° East 83 feet to the beginning and containing 108.79 acres, more or less.

INCLUDED but excluded from the above property is that part of the property conveyed to Albert E.Richards, Jr., and wife,Brenda Richards, by deed from Albert E.Richards and wife, as of record in Book 3972, page 445, re-recorded in Book 4109, page 906, as follows:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 90,000.00

Affiant

Subscribed and sworn to before me, this the 2nd day of April, 19 73

Notary Public

My commission expires: _____ (Affix Seal)

A tract of land in the 6th Civil District of Davidson County, Tennessee, as shown on the survey of E. L. Miller, Jr., & Co., dated December 17, 1965, described as follows:

Beginning at a corner post in the southwest corner of the A. E. Richards property as of record in Book 3109, page 227, Register's Office for Davidson County, Tennessee; thence North 3° 00' East along the property boundary line of the JackBurkett property 196 feet to an iron pin; thence South 5° East 193.4 feet to an iron pin; thence South 82° 45' West 165 feet to a point; thence South 85° 00' West 323 feet along an old established fence line to the point of beginning, containing 2.1 acres, more or less.

Being the same property conveyed to Dean Greenfield by deed from Albert E. Richards, Sr., unmarried, dated April 2, 1973, of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

This deed drafted by:
Harry G. Nichol, Atty.
711 J.C.Bradford Bldg.
Nashville, Tenn., 37219.

unimproved ( )
This is 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* Charles C.Bonds and wife, Rachel Y. Bonds, *their heirs and assigns, forever.*

And We *do covenant with the said* Charles C.Bonds and wife, Rachel Y. Bonds *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, Dean Greenfield and wife,Bonnie Greenfield, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Charles C.Bonds and wife, Rachel Y.Bonds, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand*s *this* 2nd *day of* April, *19*73., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Dean Greenfield

Bonnie Greenfield

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Dean Greenfield and wife, Bonnie Greenfield,

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 2nd day of April, 1973.

[illegible], Notary Public.

Commission Expires 8/3/73

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

DEAN GREENFIELD ET UX

TO

CHARIES C. BONDS ET UX.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

BOOK 4694 PAGE 154

73 061 14

IDENTIF. REFERENCE

APR 2 11 59 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

APR-2?
APR-2?STAX CONV 90,000.00 A* 234.00
APR-2?FEE A* .50
APR-2? WDEED A* 8.00 * 242.50