BOOK 4801 PAGE 555

MAIL TO: JIM STEVENS RLTY. AUCTION
3937 GALLATIN RD. NASHVILLE, TENN.

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James M. Fischer, Jr. Tr. (NAME:)	Same (NAME:)	5D 35771
3937 Gallatin Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

----------*DOLLARS*

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged.

This Instrument Was Prepared By

Phillip Saindon (emp)

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

We, Charles C. Bonds and Kenneth E. Bonds,
/ *have bargained and sold, and by these presents do transfer and convey unto the said* James M. Fischer, Jr., Trustee, with full power to sell, transfer, convey, mortgage or encumber without the joinder of any beneficiary, ~~his successors in trust and~~ ~~heirs~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land lying and being in Davidson County, Tennessee, described as follows, to wit:

Beginning at an iron pin 25.00 feet east of the center of Cain Ridge Road marking the northwest corner of the Bond's property as conveyed in Book 4586, page 43, Register's Office for Davidson County, Tennessee; thence south 85° 33' east 638.20 feet with a wire fence marking Ike Johnson's southerly boundary; thence south 85° 36' east 395.15 feet; thence south 2° 38' east 359.42 feet; thence north 58° 42' west 357.29 feet; thence north 87° 00' west 753.74 feet to an iron pin in the margin of Cain Ridge Road; thence north 3° 00' east 214.20 feet to the point of beginning, containing 5.35 acres, more or less.

Being part of the property conveyed to Charles C. Bonds and Kenneth E. Bonds, by deed from Claude Briley and wife, Essie Lee Briley, of record in Book 4586, page 43, Register's Office for Davidson County, Tennessee.

(Continued)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 7500.00

Affiant

Subscribed and sworn to before me, this the 29th day of March, 19 74

Notary Public

My commission expires: My Commission Expires Sept 12, 1976

(Affix Seal)

These Restrictions are to be applicable to this land:

1. No residence shall be constructed with less than 1400 square feet of living area, excluding garages and porches. Residential buildings must be constructed of 2/3 or more of brick or stone. In the alternative, residential building of a decorative frame construction may be built.

2. All residential buildings must have exterior material to grade (no foundation left exposed.)

3. All residential buildings must be set back at least 150 feet from public road. All detached buildings must be in rear of the building.

4. No trailer or mobile home, basement house, garage, barn or other building may be used as temporary or permanent living quarters. Any residential construction must be completed within 12 months from beginning date.

5. No swine or commercial poultry may be kept on property.

6. No storage of junk cars, storage of building materials or any offensive odors or unsightly storage may be placed on tracts.

unimproved (X)
This is improved ( ) property, known as ..... Cane Ridge 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 James M. Fischer, Jr., Trustee, his successors and assigns, *forever.*

And we *do covenant with the said* James M. Fischer, Jr., Trustee, *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, Charles C. Bonds and Kenneth E. Bonds, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* James M. Fischer, Jr., Trustee, his successors and assigns *against the lawful claims of all persons whomsoever. Witness* our *hand* s *this* 29th *day of* March, *19*74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Kenneth E. Bonds

Charles C. Bonds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 1801 PAGE 557

Personally appeared before me, Jim Stevens, a Notary Public in and for said County and State, the within named Charles C. Bonds and Kenneth E. Bonds,

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 29th day of March, 1974.

Notary Public.

Commission Expires My Commission Expires Sept 12, 1976

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.

MAIL TO: JIM STEVENS RLTY. AUCTION
3937 GALLATIN RD. NASHVILLE, TENN.

WARRANTY DEED

FROM

CHARLES C. BONDS, ET AL

TO

JAMES M. FISCHER, JR., TRUSTEE

C 4 8 0 1 1 5

IDENTIF. REFERENCE

APR 1 3 40 PM '74

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TENN.

APR-17	CONV	*7,500.00
APR-17 STAX		A* 19.50
APR-17 PEREE		A* .50
APR-17	WDEED	A* 8.00
		* 28.00

Compliments of
Chicago Title Insurance Company
S. W. Corner Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE 37201

PEDIGO & SAINDON

BOOK 4801 PAGE 558