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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
Rachel Yates Bonds (NAME:)	Same (NAME:)	5D 35771
Rt. 1 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, Tennessee 37013 (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 (gj)
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* Rachel Yates Bonds

her *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 in the easterly margin of Cain Ridge Road said pin being 25.00 feet from the center of road and 607.20 feet south of Bond's northwest corner as conveyed in Book 4586, page 43 Register's Office for Davidson County, Tennessee; thence southeasterly 39.27 feet with a curve having a radius of 25.0 feet to an iron pin; thence south 87° 00' east 713.00 feet; thence northeasterly 351.81 feet with a left curve having a radius of 326.70 feet to an iron pin; thence north 31° 18' east 82.25 feet; thence north 2° 33' west 359.42 feet to an iron pin in Ike Johnson's southerly line; thence with an existing wire fence south 85° 36' east 225.00 feet; thence south 86° 08' east 336.76 feet to Bond's northeast corner; thence south 6° 13' west 627.37 feet ; thence south 5° 40' west 469.94 feet to Bond's southeast corner; thence continuing with existing wire fence north 86° 24' west 484.19 feet; thence north 17° 38' west 302.88 feet; thence westerly 137.85 feet with a right curve having a radius of 376.70 feet; thence north 87° 00' west 713.00 feet; thence southwesterly 39.43 feet with a left curve having a radius of 25.0 feet to an iron pin in the margin of Cain Ridge Road;thence north 3° 00' east 100.16 feet to the point of beginning,containing 15.49 acres.

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.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 23,000.00

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

Affiant

My commission expires My Commission Expires Sept 12, 1976 (Affix Seal)

Notary Public

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 ( ) This is improved (X) property, known as Cane Ridge Road (House Number) (Street) Nashville, Tennessee 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 Rachel Yates Bonds *her heirs and assigns, forever.*

And we *do covenant with the said* Rachel Yates 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, 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* Rachel Yates Bonds *her heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands 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

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 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* 29th *day of* March, *19* 74.

NOTARY PUBLIC

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 REALTY, AUCTION
3937 GALLATIN RD. NASHVILLE, TENN.

WARRANTY DEED

FROM

CHARLES C. BONDS, ET AL

TO

RACHEL YATES BONDS

APR-1-74 C 4 8 0 1 1 2

APR-1-74 IDENTIF. REFERENCE

APR-1-74 APR 1 3 41 PM '74

APR-1-74 FEE TAX FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

APR-1-74 RECD CONV 23,000.00

A* 59.80
A* 50
A* 8.00
* 68.30

Compliments of
Chicago Title Insurance Company
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PEDIGO & SAINDON

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