BOOK 4806 PAGE 326

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 A. Johnson, et ux	Same	5D 35771
(NAME)	(NAME)	
2701 Mossdale Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37217		
(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 (gfl)

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 A. Johnson and wife, Stephani E. Johnson

their *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 and 892.36 feet south of Bond's northwest corner as conveyed in Book 4586, page 43, Register's Office for Davidson County, Tennessee; thence south 87° 00' east 957.39 feet; thence south 17° 58' east 251.27 feet; thence with an existing wire fence on May's northerly boundary north 85° 43' west 415.00 feet; thence north 85° 37' west 617.46 feet to an iron pin in the margin of Cain Ridge Road; thence north 1° 22' west 122.90 feet; thence northerly 88.20 feet with a right curve having a radius of 3912.73 feet to the beginning containing 5.04 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.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 10,100.00

Subscribed and sworn to before me, this the 29th day of March 1974

Affiant

My commission expires My Commission Expires Sept 12, 1976

Notary Public

(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 of any offensive odors or unsightly storage may be placed on tracts.

unimproved ( )
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 A. Johnson and wife, Stephanie E. Johnson *their heirs and assigns, forever.*

And we *do covenant with the said* James A. Johnson and wife, Stephanie E. Johnson *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 A. Johnson and wife, Stephanie E. Johnson, their *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

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 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, *19* 74.

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 A. JOHNSON, ET AL

APR 16 '74
APR 16 '74 STAX
APR 16 '74 PRTEE
CONV
M DEED

C 50229

IDENTIF. REFERENCE

APR 16 2 29 PM '74

FELIX A. POTTS REGISTER
DAVIDSON COUNTY, TENN.

10,100.00

A* 26.26
A* .50
A* 8.00
* 34.76

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

PEDIGO & SAINDON

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