BOOK 4911 PAGE 953

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James R. Spence and Ken J. Mason	Same	Map: 182-98
5000 Blue Hole Rd., 1040 Space Park South,	(NAME)	Tax:5D-35780.
Antioch Pike, (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Formerly part of 5D-35771.
Nashville, Tenn., 37211 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Twenty-Five Thousand Two Hundred ($25,200.00) *Dollars,*
of which the sum of Three Thousand Two Hundred ($3,200.00) dollars has been paid in cash by James R. Spence and Ken J. Mason, and for the balance, to wit: $22,000, the said James R. Spence and Ken J. Mason have assumed the payment of the balance upon a first mortgage note secured by deed of trust executed by Rachel Yates Bonds and Charles C. Bonds, to Gary Haynes, Trustee, dated April 9, 1974, and recorded in Book 4876, page 314, Register's Office for Davidson County, Tennessee, to secure Production Credit Association the payment of a note for $23,005.00, payable as therein specified, together with any terms, conditions, restrictions or limitations recited therein, the present balance owing thereon being $22,000.00, I, Rachel Yates Bonds, *have this day bargained and sold, and do hereby transfer and convey unto the said*
James R. Spence and Ken J. Mason, as tenants in common, their

certain real estate in Davidson County, Tennessee, as follows: Land lying and being in the Fifth Civil District of Davidson County, Tennessee, described as follows, to wit: (~~XXXXX~~ *heirs and assigns*

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' 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.

Being same property conveyed to Rachel Yates Bonds by deed of Charles C. Bonds and Kenneth E. Bonds, of record in Bk. 4801, p. 559, RODC., Tenn.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 23,200.00

Subscribed and sworn to before me, this the 24th day of May, 19 75

Affiant Charles P. Cross

My commission expires: Nov 12, 1975 (Affix Seal)

Notary Public L. K. Woodard

This is unimproved ( ) property, known as tract of 15.49 acres on Cain Ridge Road (House Number) (Street) P. O. Address: City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said
James R. Spence and Ken J. Mason, as tenants in common, their (~~XXXXX~~

heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except 1975 taxes which have been pro rated and assumed by vendees, and restrictive covenants of record in Bk. 4801, p. 559, Register's Office for Davidson County, Tennessee, and above mortgage.
I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* James R. Spence and Ken J. Mason, their

~~XXXXXX~~*heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 28 *day of* April, 19 75 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Rachel Yates Bonds

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Harry G. Nichol, *a Notary Public in and for said County and State,* Rachel Yates Bonds,

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

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 28 day of April, 1975.

Harry G. Nichol
Notary Public

My commission expires July 27, 1977.

HARRY G. NICHOL NOTARY PUBLIC DAVIDSON COUNTY

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

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 .....

MAY12'75 CONV 23,200.00
MAY12'75 S'TAX A* 60.32
MAY12'75 PR'FEE A* .50
MAY12'75 W'DEED A* 4.00 * 64.82

WARRANTY DEED

FROM
RACHEL YATES BONDS
TO
JAMES R. SPENCE AND
KEN J. MASON

15.49 acres on Cain Ridge Road, 5th Civil District of Davidson County, Tenn.

C 9 7 9 6 9

IDENTIF. REFERENCE

MAY 12 3 13 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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