This instrument prepared by:
James H. Hill, Attorney
320 Gallatin Rd. South
Madison, Tenn. 37115

BOOK 4950 PAGE 30

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. Robert H. Bonds (NAME)	Same (NAME)	
126 3rd (Ave) Apt 6 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	186
Nashville Tenn 37201 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	14 pw

For and in Consideration of the sum of - - - - - - - - - $1.00 - - - - - - - - - - -

- - - - - - - - - - - - - ONE AND NO/100 - - - - - - - - - - - - - *DOLLARS*

Cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged.

I, Annie E. LeGraff, the grantor,

have bargained and sold, and by these presents do transfer and convey unto the said Robert H. Bonds, the grantee, a life estate and upon the death of the said grantee, the remainder to revert to the grantor herein, & her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 5th Civil District of Davidson County, Tennessee, and described according to a survey made by E. L. Miller, Jr., and Company, May 22, 1961, as follows:

BEGINNING on the easterly margin of Nolensville Road at the intersection of said easterly margin of Nolensville Road and the southerly margin of Burkett Road; thence with the southerly margin of said Burkett Road north 87 deg. 42' east 692 feet, and continuing with the same in an easterly direction 172 feet to a post in the westerly margin of an old road; thence with the same south 17 deg. 00' west 695 feet and continuing with the same south 71 deg. 00' west 107 feet, and south 80 deg. 10' west 77 feet to the easterly margin of Nolensville Road; thence with the same around a slight curve having a radius of 2,900 feet northwesterly 347 feet, and continuing with the same north 36 deg. 48' west 490 feet to the beginning. containing 8.1 acres, more or less.

BEING the same property as conveyed from L. L. Pettus, Executor of Estate of Hattie Louise Green by installment deed to H. E. LeGraff, et ux, as of record in Book 3249, page 114, Register's Office Davidson County, Tennessee, the said H. E. LeGraff having since died. Included in the description but expressly excluded in this conveyance is the following described property:

A tract of land in the 5th Civil District of Davidson County, Tennessee, described according to a survey made by E. L. Miller, Jr., and Co., dated December 18, 1962, as follows:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 5,000.00

Subscribed and sworn to before me, this the 11th day of Dec. 1975

Robert H. Bonds
Affiant

My commission expires: _____ (Affix Seal)

Notary Public

BEGINNING at a point on the northeasterly margin of Nolensville Road, said point being south 36 deg. 48 min. east 300 feet from the intersection of said Nolensville Road and Burkett Road; thence north 67 deg. 55 min. east 259.5 feet to an iron pin and corner post; thence north 23 deg. 40 min. west 172 feet to the southerly margin of Burkett Road; thence with the same north 87 deg. 42 min. east 341.4 feet and continuing with the same around a slight curve having a radius of 4,705 feet northeasterly 172 feet to a post in the westerly margin of an old road; thence with the same as follows: South 17 deg. 00 min. west 695 feet to an iron pin, south 71 deg. 00 min. west 107 feet to a post, and south 30 deg. 10 min. west 77 feet to a post in the northeasterly margin of Nolensville Road; thence with the same around a slight curve having a radius of 2,900 feet northwesterly 347 feet, and continuing with same north 36 deg. 48 min. west 190 feet to the beginning, containing 6.6 acres, more or less.

BEING the same property as conveyed from William C. Bolton and wife, Csea Willow B. Bolton by installment deed to Michael Ray Bolton and wife, Jeanette S. Bolton as of record in Book 4857, page 813, Register's Office for Davidson County, Tennessee.

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 grantee, and his ..... *heirs and assigns, forever.*

And I *do covenant with the said* grantee ..... *that* I am ..... *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I ..... *do further covenant and bind* myself and my ..... *heirs and representatives, to warrant and forever defend the title to the said land to the said* grantee, and his ..... *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 10th *day of* September, *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.*

Carroll E. Yeargin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State, the within named* Annie E. LeGraff

the 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 Madison, *Tennessee, this* 10th *day of* [illegible], *19* 75

JAMES H. BOEMAN PUBLIC DAVIDSON COUNTY, TENN.

[signature], *Notary Public.*

Commission Expires My Commission Expires Feb. 10, 1979

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
Annie E. LeGraff

TO
Robert H. Bonds

D 1 5 1 4 1

IDENTIF. REFERENCE

SEP 11 10 02 AM '75

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

SEP 11 75	CONV	*5,000.00				
SEP 11 75	S'TAX		A*	13.00		
SEP 11 75	PR'FEE		A*	.50		
SEP 11 75	W'DEED		A*	8.00	*	21.50