WARRANTY DEED

BOOK 5017 PAGE 476

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J & M Land & Cattle Co. (NAME)	Same. (NAME)	174-36
451 Franklin Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	5D-35931.
Antioch, Tenn., 37013. (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and no/100 - *DOLLARS*

cash in hand paid, by the hereinafter named grantees, and other good and valueable considerations, the receipt of which is hereby acknowledged, we, Charles C.Bonds and wife, Rachel Y. Bonds,

have bargained and sold, and by these presents do transfer and convey unto the said Neal L. Jennings and Ray I. Mitchell, partners doing business as J & M. Land and Cattle Company, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A tract of land in the 5th formerly 6th Civil District of Davidson County, Tennessee, and described according to a survey made April 6, 1976, by Donald R. Carver, surveyor, as follows:

Beginning at a point in the center of Old Franklin Road and Cane Ridge Road; thence along the center of Old Franklin Road North 87° 03' East for a distance of 1883.20 feet to a point in the center of said Road; thence leaving Old Franklin Road South 6° 18' West for adistance of 500.95 feet to an iron pin; thence South 88° 51' East for 760 feet to an iron pin in fence corner; thence South 2° 28' West for 1631.35 feet to a point; thence North 86° 18' West for 1684.50 feet to a point in the center of Cane Ridge Road; thence along the center of Cane Ridge Road North 15° 00' West for adistance of 1026.30 feet; thence North 38° 50' West for 653.40 feet; thence North 53° 42' West for 344.60 feet to the beginning.

Included in this description is a 0.982 acre tract but excluded in area property of J. & M. Land & Cattle Company, as shown in deed of record in Book 5010, page 267, Register's Office for Davidson County, Tennessee, described in said deed as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Beginning at a point in the easterly margin of Cane Ridge Road, south 1,585 feet more or less, from the southerly margin of Old Franklin Road; thence north 78° 35' east 302.4 feet to a point; thence south

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 179,123.00

Subscribed and sworn to before me, this the 21 day of April 1976.

My commission expires: June 4, 1978 (Affix Seal)

Affiant

Notary Public

NOTARY PUBLIC AT LARGE — STATE OF TENNESSEE

5° 10' East 120.2 feet to a point; thence South 68° 00' West 283.0 feet to the easterly margin of Cane Ridge Road; thence with the easterly margin of said road North 15° 00' West 172.3 feet to the beginning.

The property herein conveyed being part of the property conveyed to Charles C. Bonds and wife, Rachel Y. Bonds, by deed of Elmer G. Caldwell and wife, Lorene Y. Caldwell, dated November 5, 1952, of record in Book 2100, page 317, Register's Office for said County.

Subject to easements for right-of-way of Old Franklin Road and Cane Ridge Road lying within boundaries of premises as herein described.

The tract herein conveyed comprises 95.838 acres.

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

This is in( ) unimproved ( ) property, known as an acreage tract in 5th Civil District.
(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 Neal L. Jennings and Ray I. Mitchell, partners doinb susiness as J & M Land and Cattle Co., their *heirs and assigns, forever.*

And we *do covenant with the said* Neal L. Jennings and Ray I. Mitchell *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.*, except taxes for the year 1976, which are assumed by the grantees.

And we, Charles C.Bonds and wife, Rachel Y. 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* Neal L. Jennings and Ray I. Mitchell, their *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our *hands this* 21st *day of* April, 1976, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Charles C. Bonds

Rachel Y. Bonds

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STATE OF TENNESSEE
COUNTY OF DAVIDSON Robertson

Personally appeared before me, Donald R. Williams, a Notary Public in and for said County and State, the within named Charles C. Bonds and wife, Rachel Y. 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~~ Springfield, Tennessee, this 21st day of April, 1976.

Donald R. Williams, Notary Public.

Commission Expires June 4, 1978

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

CHARLES C. BONDS ET UX

TO

NEAL L. JENNINGS AND RAY I. MITCHELL, PARTNERS DOING BUSINESS AS J & M. LAND AND CATTLE COMPANY.

Mail to Johnny Mitchell
711 - J C Bradford Bldg
Nashville, Tenn 37219

APR 21 76
APR 21 76 COMM
APR 21 76 STAX
APR 21 76 PRFEE
APR 21 76 RDEED

D 45663

IDENTIF. REFERENCE

APR 21 2 04 PM '76

FELIX A. MILLER, REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

20,000.00
89,123.00

8* 165.66
8* .50
8* 8.00
* 474.16

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