07-80,493-3 Home Federal Savings & Loan

This Form furnished by Attorneys Title Company, Inc.

BOOK 5108 PAGE 541

Form No. WD-2

FROM
H. ERSKIN BONDS and wife,
ANNE B. BONDS
TO
JOHN COLEMAN HAYES, JR. and wife,
CAROL RUFFIN HAYES

For draftsman's use

This instrument prepared by
CLYDE PAUL HOLLOWAY, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| John Coleman Hayes, Jr. & wife, Carol Ruffin Hayes | Home Federal Savings & Loan (NAME) | Map 158-7 |
| 1900 Cromwell Drive (STREET ADDRESS OR ROUTE NUMBER) | 230 4th Avenue North (STREET ADDRESS) | Parcel 27 |
| Nashville, Tennessee (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 37219 (CITY) (STATE) (ZIP) | |

(FOR REGISTER'S USE)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF January 19 87

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

For and in Consideration of the sum of --------Ten Dollars and No/100---------- ($10.00) ---------- DOLLARS cash in hand paid by John Coleman Hayes, Jr. and wife, Carol Ruffin Hayes and other good and valuable considerations, receipt of which is hereby acknowledged.

H. ERSKIN BONDS and wife, ANNE B. BONDS, GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said JOHN COLEMAN HAYES, JR. and wife, CAROL RUFFIN HAYES, GRANTEES their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 110 on the Plan of Hillsboro Park, Section 12, as of record in Book 3842, page 167, Register's Office for said County.

Said Lot No. 110 fronts 227.3 feet on the easterly side of Cromwell Drive and extends back 523 feet on the northerly line and 596.1 feet on the southerly line which is a broken line to a dead line measuring 118 feet thereon.

Being the same property conveyed to H. Erskin Bonds and wife, Anne B. Bonds by deed from Estes-Taylor Company, a Tennessee Corporation, of record in Book 4223, page 381, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the Plan of record in Book 3842, page 167, said Register's Office, shows an owner's certificate, and a 10-foot easement for public utility and drainage purposes along the northerly, southerly and easterly lines of said lot.

Hillsboro Park Committee joins in this instrument for the purpose of waiving its rights under the restrictions recorded in Book 2435, Page 237 as amended in Book 2603, Page 440 and Book 4207, Page 397, RODC

WD-2

This is (  ) unimproved (X) improved property, known as 1900 Cromwell Drive, Nashville, Tennessee 37215
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

**To Have and to Hold** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees their heirs and assigns, forever.

And we do covenant with the said Grantees 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 ~~of record~~. as set out above

And we, Grantors do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 19 day of January, 1977

/s/ H. Erskin Bonds
(H. ERSKIN BONDS)

/s/ Anne B. Bonds
(ANNE B. BONDS)
Hillsboro Sale Committee
by G.F. Cole, Jr., Member of Committee

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 H. Erskin Bonds and wife, Anne B. Bonds and G.F. Cole, Jr., Member of Committee 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 19 day of January, 1977

/s/ Clyde P. Holland
Notary Public

CLYDE P. HOLLAND ★ NOTARY PUBLIC ★ DAVIDSON COUNTY, TENN.

Commission expires 1-31-78

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 _____

D8646 2

IDENTIFICATION JAN 24 1977 46 PM FEE $ DAVIDSON COUNTY, TENN.

| | | | |
|---|---|---|---|
| JAN24E | CONV | 90,000.00 | |
| JAN24E | CONV | 10,000.00 | |
| JAN24E | S'TAX | | B* 260.00 |
| JAN24E | PR'FEE | | B* .50 |
| JAN24E | W'DEED | | B* 4.00 * 264.50 |