STATE OF TENNESSEE)
:
DAVIDSON COUNTY)

PREPARED BY SMITH & SELLERS ATTYS, MURFREESBORO, TENNESSEE FROM INFORMATION FURNISHED BY THE PARTIES.

Mail tax notices to:
MFSLA MAP 187
P.O. Box 188 p/o PAR 14 M.P
Mbro BOOK 5131 PAGE 217

FOR AND IN CONSIDERATION of the sum of FIFTEEN THOUSAND AND NO/100 ($15,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, we, the undersigned, RACHEL YATES BONDS and husband, CHARLIE C. BONDS, have this day bargained and sold and do hereby transfer and convey unto CECIL WILLIAM JAMES, JR. and wife, BETTY S. JAMES, their heirs and assigns, forever, that certain parcel of real estate situated in the 6th Civil District of Davidson County, Tennessee, and being described as follows, to-wit:

> Beginning at a point in the center of Burkett Road, this point being the southwest corner of Tract 19 of the Burkett Estates Farm and the Southeast part of the property recorded in Book 1148, page 141; thence along the center of Burkett Road in a curve in a westerly direction for 200.00 feet to a point; thence leaving the road N 3 degrees 00 minutes W for 508.25 feet to the north line of Parcel 7, page 187 in a fence line; thence N 17 degrees 20 minutes W in tract 19, for a distance of 330.00 feet; thence N 87 degrees 30 minutes E for 347.00 feet to a point; thence S 5 degrees 00 minutes E for 833.00 feet to the beginning.
>
> Being part of the property conveyed to Rachel Yates Bonds by deed from Charley Bonds of record in Book 1148, page 141 and by deed from Louise Burkitt, A. J. Burkitt, L. H. Burkitt and Lucien H. Burkitt, Executor of the Estate of Mary Elizabeth Burkitt of record in Book 5031, page 935, of the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said grantees, their heirs and assigns, forever.

We covenant with the said grantees that we are lawfully seized and possessed of said real estate, that we have a good right to convey the same and that it is unencumbered except by lien of the 1977 property taxes, which taxes will be paid by the grantors herein when due and payable.

We further covenant and bind ourselves, our heirs and representatives, forever to warrant and defend the title to said real

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estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 1st day of April, 1977.

Rachel Yates Bonds
Rachel Yates Bonds

Charlie C. Bonds
Charlie C. Bonds

D 970 44

STATE OF TENNESSEE]
ss.
RUTHERFORD COUNTY]

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named RACHEL YATES BONDS and husband, CHARLIE C. BONDS, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing (Warranty Deed) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Murfreesboro, Tennessee, on this the 1st day of April, 1977.

Glenda Tetley
Notary Public

LENDA TETLEY NOTARY PUBLIC RUTHERFORD COUNTY TENN.

My commission expires: 2-14-81

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $15,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Cecil William James Jr
Affiant

Subscribed and sworn to before me, on this the 1st day of April, 1977.

Glenda Tetley
Notary Public

LENDA TETLEY NOTARY PUBLIC RUTHERFORD COUNTY TENN.

My commission expires: 2-14-81

APR-5	CONV	15,000.00				
APR-5	S'TAX		B*	39.00		
APR-5	PR'FEE		B*	.50		
APR-5	W'DEED		B*	4.00	*	43.50