This deed drafted by Harry G. Nichol, Atty., 711 J.C.Bradford Bldg.,Nashvile,Tn

BOOK 5138 PAGE 635

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harry D. Middleton et ux	Same	Map 187
(NAME:)	(NAME:)	Pt. Par. 22
R#2, Pinhook Road		5D-21560
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Pt. 5D-21531
Antioch, Tenn., 37013		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Eighteen Thousand Four Hundred and no/100 ($18,400.00) - *DOLLARS*

cash in hand paid by Harry D. Middleton and wife, Geraldine Middleton, the receipt of which is hereby acknowledged,

we, Charles C. Bonds and wife, Rachel Yates Bonds,

have bargained and sold, and by these presents do transfer and convey unto the said Harry D. Middleton and wife, Geraldine Middleton, 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, in the 5th Civil District, described according to a survey made by Donald R.Carver, Surveyor, dated April 14, 1977, as follows:

BEGINNING at a point in the center of Battle Road, being the Southeast corner of Parcel 25, Map 187; thence S. 82° 45' W for 165.00 feet to a point in afence line; thence S. 85° 00' W. for 323 feet to a point, the southwest corner of this tract; thence along Burkett's fence line N. 3° 00' W. for 83 feet to a point; thence N. 3° 00' E for 776.00 feet to a point; thence S. 87° 30' E. for 351.25 feet to a point in the line of Tract 2; thence along the line between Tract 1 and 2, S. 5° 45' E. for 588.61 feet to the point of beginning, containing 6.59 acres more or less.

BEING the same property conveyed to Charles C.Bonds and wife, Rachel Yates Bonds, by deed from Dean Greenfield and wife, Bonnie Greenfield, of record in Book 4698, page 997, Register's Office for Davidson County, Tennessee, and BEING part of the same property conveyed to Charles C. Bonds and wife, Rachel Y. Bonds, by deed from Dean Greenfield and wife, Bonnie Greenfield, of record in Book 4694, page 151, Register's Office for Davidson County, Tennessee.

Taxes for 1977 have been pro rated.

HARRY G. NICHOL NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 18,400.00

Affiant

Subscribed and sworn to before me, this the 21 day of April, 1977

Notary Public

My commission expires: July 27, 1977

(Affix Seal)

This conveyance is expressly subject to the following agreements, covenants and restrictions, which agreements, covenants and restrictions run with the land herein conveyed, to wit:

1. No residence shall be constructed with less than 1200 square feet of living area, excluding garages and porches.

2. All residential buildings must have exterior material to grade. (No block foundations left exposed).

3. All residential buildings must be set back at least 100 feet from public road property line. All detached buildings must be in rear of dwelling, except prsent barn on Lot. No. & Burkett Subdivision) which may be left in present location.

4. All barns and related type buildings must be set back 200 feet or more from front property line and 25 feet from side and rear lines.

5. No trailer or mobile home, basement house, garage, barn or other building may be used as temporary or permanent living quarters. Barn on Lot 7 (Burkett subdivision) may be converted into living quarters.

6. No commercial poultry or swine feeding on this tract.

7. No storage of junk cars, storage of building materials or any other offensive or unsightly storage may be placed on this tract.

8. These restrictions to run 20 years from date of deed.

This is unimproved (X) improved ( ) property, known as unimproved tract of 6.59 acres on Battle Road.
(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 Harry D. Middleton and wife, Geraldine Middleton *their heirs and assigns, forever.*

And we *do covenant with the said* Harry D. Middleton and wife, Geraldine Middleton *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.*

And we, Charles C. Bonds and wife, Rachel Yates 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* Harry D. Middleton and wife, Geraldine Middleton, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 21 *day of* April, *19* 77, *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 Yates Bonds

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, [illegible], *a Notary Public in and for said County and State, the within named* Charles C. Bonds and wife, Rachel Yates Bonds,

*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* 21 *day of* April, *19* 77.

HARRY G. RICO NOTARY PUBLIC DAVIDSON CO. TENN.

[illegible], *Notary Public.*

Commission Expires July 21, 1977.

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

HARRY D. MIDDLETON ET UX.

Mail to:

Harry D. Middleton et ux

R#2, Pin Hook Road,

Antioch,Tenn., 37013.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

D 9 9 8 9 2

IDENTIF. REFERENCE

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APR 21 2 24 PM '77

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

APR 21 CONV 18,400.00

APR 21 STAX B* 47.84
B* .50

APR 21 RECFEE B* 8.00

APR 21 RECD * 56.34