This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5630 PAGE 579

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alfred B. Bonds, III	First Tennessee Bank N. A. Memphis	142-3-75
(NAME) 493 Saddle Drive	(NAME) P. O. Box 474	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37221	(STREET ADDRESS) Memphis, Tennessee 38101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid by Alfred B. Bonds, III and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

I, Michael P. Adams, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said Alfred B. Bonds, III

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land located in Davidson County, Tennessee, being Lot No. 313 on the Plan of Walnut Hill Manor, Section 1, as of record in Book 4460, page 108, said Register's Office.
Said Lot No. 313 fronts 95.49 feet on the easterly side of Saddle Drive and runs back 180.0 feet on the northerly line and 205.2 feet on the southerly line to a dead line in the rear which measures 128.3 feet.

Being the same property conveyed to Michael P. Adams by deed from Dan B. Stallings and wife, Joan E. Stallings, of record in Book 5415, page 513, Register's Office for said County.

This conveyance is subject to the plan of record in Book 4460, page 108, Register's Office for said County, shows an Owner's Certificate, a 40-foot setback line from Saddle Drive, a 10-foot public utility and drainage easement and a 2.5 X 25-foot utility anchor easement. NOTE: Each and every lot to be served by sanitary sewers; and restrictive covenants of record in Book 4643, page 946, and amended in Book 5057, page 885, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 78,900.00

Subscribed and sworn to before me, this the 25th day of July 1980

Affiant

My commission expires 4/8/84 (Affix Seal)

Notary Public

This is improved (X) property, known as 493 Saddle Drive, Nashville, Tennessee 37221
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for 1980 taxes which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hands this 25th *day of* July *, 19* 80 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date*

Michael P. Adams

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Emery, *a Notary Public in and for said County and State,* Michael P. Adams, unmarried

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee *this* 25th *day of* July, 1980.

Mary Emery *Notary Public*

Commission expires 4/8/84

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

Michael P. Adams

TO

Alfred B. Bonds, III

F 9 9 7 5 0

IDENTIF. REFERENCE

JUL 30 9 30 AM '80

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			76900.00- CO	
			205.14 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 211.64-	
2364	A	07/30/80	BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 99750

IDENTIF. REFERENCE

JUL 30 9 30 AM '80

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 770554