This Form furnished by Attorneys Title Company, Inc.

BOOK 5638 PAGE 794

Form No. WD-3

FROM

Lemon Kirby

TO

Johnnie Bond, Jr., and wife, Molly Ann Bond

For draftsman's use

Schulman, Pride & LeRoy
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnnie Bond, Jr., and wife, Molly Ann Bond (NAME)	Same (NAME)	Map 21-55
3301 WEST HAMILTON Rd (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TN. 37218 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

Aug 18 3 09 PM '80

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

PAID

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$43,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF August 1980

Notary Public

MY COMMISSION EXPIRES: Jan 15 1983

(AFFIX SEAL)

G03031

For and in Consideration of the sum of Ten and 00/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, Lemon Kirby, a single man, have bargained and sold, and by these presents do transfer and convey unto the said Johnnie Bond, Jr., and wife, Molly Ann Bond, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 14th Civil District of Davidson County, Tennessee, and described as follows:

BEGINNING at an iron pin in the southerly margin of Clarksville Pike, the most northwest corner of this tract, and being a corner of Edward McMahon; thence, with the southerly margin of said Clarksville Pike South 69° 36' East 198.22 feet and South 72° 27' East 188.66 feet to an iron pin in the southerly margin of said Clarksville Pike; thence, leaving said Clarksville

Form No. WD3a

Pike South 7° 25' West 1093.03 feet to an iron pin on the easterly bank of a branch, with a 24-inch White Oak pointer; thence with the easterly bank of said branch North 14° 28' West 279.45 feet to a 14-inch White Oak and North 12° 56' West 231.00 feet to an iron pin on the easterly bank of said branch; thence, cross said branch North 33° 41' West 160.42 feet to an iron pin in a stump on the westerly bank of said branch, a corner to said Edward McMahon; thence, with the line of said Edward McMahon for the next four calls as follows: North 3° 08' East 198.00 feet to a point in a drain, North 8° 48' East 132.00 feet to a drain, North 20° 33' West 132.00 feet, and North 0° 28' East 128.94 feet to the beginning, containing 5.58 acres, more or less.

BEING part of the same property conveyed to Lemon Kirby and wife, Doris Jean Kirby, by Deed from J. T. Walker, a widower, of record in Book 4308, Page 409, Register's Office for Davidson County, Tennessee. The said parties having since divorced and the property has subsequently been vested in Lemon Kirby by Court Decree of the First Circuit Court for Davidson County, Tennessee, in the matter of Doris Jean Brown Kirby vs. Lemon Kirby, Docket No. 93719, said Court Decree being recorded in Book 5636 Page 776, Register's Office for Davidson County, Tennessee.

Doris Jean Kirby, former wife of the Grantor, joins in this conveyance for the purpose of releasing and conveying any interest in the above-described property which she might have by reason of her previous marital status.

This is unimproved ( ) improved ( ) property, known as _____ (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 Johnnie Bond, Jr., and wife, Molly Ann Bond, their heirs and assigns, forever.

And I do covenant with the said Johnnie Bond, Jr., and wife, Molly Ann Bond, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as hereinabove set forth and for 1980 taxes which are a lien but not yet due and payable and which the Grantees agree to assume and pay.

And I, Lemon Kirby, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Johnnie Bond, Jr., and wife, Molly Ann Bond, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 15th day of August, 1980, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Lemon Kirby

Doris Jean Kirby

Doris Jean Kirby

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STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Louise S. Clemmons, a Notary Public in and for said County and State, the within named Lemon Kirby

the 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 15 day of August, 1980

Louise S. Clemmons, Notary Public

Commission Expires Jan. 15-1983

STATE OF Tennessee
County of Davidson

Personally appeared before me, Louise S. Clemmons, a Notary Public in and for said County and State, the within named Doris Jean Kirby

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

Witness my hand and official seal at Nashville, Tennessee, this 15 day of August, 1980

Louise S. Clemmons, Notary Public

Commission Expires Jan. 15-1983

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 .....

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
			43000.00- CO	
			111.80 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 121.30-	
			6442A08/18/80 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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T
IDENTIF. REFERENCE

AUG 18 3 09 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 774498