This Instrument Prepared By:
Larry R. Williams, Atty.
2nd Fl., Ambrose Bldg.
162 4th Ave. N.
Nashville, Tn. 37219

mail

BOOK 5723 PAGE 701

WARRANTY DEED

6059

03/20/81 0329 CHECK

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
ANNIE E. LEGRAFF (NAME)	SAME (NAME)	186
Route 1, Box 36 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	14
Nolensville, Tn. 37135 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ONE THOUSAND (1,000)

DOLLARS

cash in hand, the receipt of which is hereby acknowledged, ROBERT H. BONDS, the Grantor,

has ~~have~~ *bargained and sold, and by these presents do transfer and convey unto the said* ANNIE E. LEGRAFF, unmarried, her

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 5th Civil District of Davidson County, Tennessee, and described according to a survey made by E. L. Miller, Jr., and Company, May 22, 1961, as follows:

BEGINNING on the easterly margin of Nolensville Road at the intersection of said easterly margin of Nolensville Road and the southerly margin of Burkett Road; thence with the southerly margin of said Burkett Road north 87 deg. 42' east 692 feet, and continuing with the same in an easterly direction 172 feet to a post in the westerly margin of an old road; thence with the same south 17 deg. 00' west 695 feet and continuing with the same south 71 deg. 00' west 107 feet, and south 80 deg. 10' west 77 feet to the easterly margin of Nolensville Road; thence with the same around a slight curve having a radius of 2,900 feet northwesterly 347 feet, and continuing with the same north 36 deg. 48' west 490 feet to the beginning containing 8.1 acres, more or less.

Included in the description but expressly excluded in this conveyance is the following described property:

A tract of land in the 5th Civil District of Davidson County, Tennessee, described according to a survey made by E. L. Miller, Jr., and Co., dated December 18, 1962, as follows:

BEGINNING at a point on the northeasterly margin of Nolensville Road, said point being south 36 deg. 48 min. east 300 feet from the intersection of said Nolensville Road and Burkett Road; thence north 67 deg. 55 min. east 259.5 feet to an iron pin and corner post; thence north 23 deg. 40 min. west 172 feet to the southerly margin of Burkett Road; thence with the same north 87 deg. 42 min. east 341.4 feet and continuing with the same around a slight curve having a radius of 4,705 feet northeasterly 172 feet to a post in the westerly margin of an old road; thence with the same as follows: South 17 deg. 00 min. west 695 feet to an iron pin, south 71 deg. 00 min. west 107 feet to a post, and south 30 deg. 10 min. west 77 feet to a post in the northeasterly margin of Nolensville Road; thence with the same around a slight curve having a radius of 2,900 feet northwesterly

(CONTINUED)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $1,000.00

Affiant

Subscribed and sworn to before me, this the 20th day of March 19 81

My commission expires: 7-1-83 (Affix Seal)

Notary Public

STATE OF TENNESSEE LARGE

IDENTIF. REFERENCE

MAR 20 3 25 PM '81

FELIX 2. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

3406

347 feet, and continuing with same north 36 deg. 48 min. west 190 feet to the beginning, containing 6.6 acres, more or less.

Being the same property conveyed to Robert H. Bonds by Warranty Deed from Annie E. LeGraff of record in Book 4950, page 30, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the remainder interest of Annie E. Legraff reserved in Warranty Deed of record in Book 4950, page 30. The purpose of this conveyance is to convey the life estate and all other right, title and interest which the Grantor may have in the aforesaid real property.

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unimproved (X)

This is ~~XXXX~~ed ( ) property, known as ..... (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 ANNIE E. LEGRAFF, her ..... *heirs and assigns, forever.*

And I *do covenant with the said* ANNIE E. LEGRAFF ..... *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 set forth above.

And I ..... *do further covenant and bind* myself, my ..... *heirs and representatives, to warrant and forever defend the title to the said land to the said* ANNIE E. LEGRAFF, her ..... *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 20th *day of* March, *19* 81, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Robert H. Bonds

ROBERT H. BONDS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Lucy R. Williams, *a Notary Public in and for said County and State, the within named* ROBERT H. BONDS

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* 20th *day of* March, *19* 81.

Lucy R. Williams, *Notary Public.*

Commission Expires 7/17/83.

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.....

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5723 PAGE 704

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
			1000.00- CO	
			2.60 CO TX	
			.50 PRFEE	
			9.00 WDELD	
			CHECK	12.10-
6059A03/20/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

634069

IDENTIFICATION REFERENCE

MAR 20 3 25 PM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 812716