This Instrument prepared by: STEWART & BLACK, ATTORNEYS, 223 Madison St. Madison, Tennessee 37115

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| ALTON E. MCCONNELL ET UX, (NAME:) | Same (NAME:) | Map 53-14 |
| 300 Nawakwa Trail (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Parcel 112 |
| Madison, Tennessee 37115 (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | BOOK 6186 PAGE 372 |

*For and in Consideration of the sum of* ----------TEN & NO/100----------
----------($10.00)---------- *DOLLARS*
cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged, including the Grantees assuming a certain unpaid indebtedness of record in Book 5397, page 733, Register's Office for Davidson County, Tennessee, which Grantees promise to pay and agree to hold Grantors harmless from same, we

H 8 9 7.7.3
IDENTIF. REFERENCE
Dec 2 10 47 AM '83
FELIX E. WHITSELL, REGISTER DAVIDSON COUNTY, TN
RUSH

JAMES W. BONDS AND WIFE, LORETTA D. BONDS, hereinafter referred to as Grantors,

*have bargained and sold, and by these presents do transfer and convey unto the said* ALTON E. MCCONNELL AND WIFE, ANN M. MCCONNELL, hereinafter referred to as Grantees, 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, being shown as Tract No. 1 on a survey made by Ode E. Rhodes, dated May 24, 1966, and described as follows:

Beginning at a point located in the intersection of the northwesterly margin of Nawakwa Trail and the southwesterly margin of Pawnee Trail; thence with the southwesterly margin of Pawnee Trail; northwestwardly 754 feet to a point; thence southeastwardly 582 feet to a point in the northwesterly margin of said Nawakwa Trail; thence with said margin, northeastwardly 450 feet to the point of beginning, said tract being triangular in shape and containing 3 acres more or less.

Being the same property conveyed to James W. Bonds and wife, Loretta D. Bonds by deed from Leroy T. Menarry and wife, Mai Irene Meharry, of record in Book 5360, page 849, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following provisions:
In the event Grantee fails, for any reason, to comply with the requirements set forth in a certain agreement executed by the parties, this date and recorded simultaneously herewith, the property herein described shall revert to the Grantors, their heirs and assigns on March 1, 1984. However, in the event Grantee complies with the requirements of said agreement, Grantors agree to execute all necessary documents to remove this condition and void the same which said document(s) shall be recorded.

12/02 '83 3.70- CHECK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 67,000.00

Subscribed and sworn to before me, this the 25th day of November 19 83

Affiant

My commission expires: 4-21-85 (Affix Seal)

Notary Public

5676

BOOK 5186 PAGE 373

unimproved ( )
This is improved (X) property, known as 300 Nawakwa Trail; Madison, Tenn. 37115
(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* Grantees, their *heirs and assigns, forever.*

*And* we *do covenant with the said* Grantees

We covenant *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

*do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Grantees, their *heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* our *hand* s *this* 25th *day of* November, *19* 83, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Thomas W. Pond
X Mrs. Dorothy W. Pond
X Ann M. McConnell
X Walter E. McConnell

*STATE OF TENNESSEE*
*COUNTY OF DAVIDSON*

*Personally appeared before me,* the undersigned, *a Notary Public in and for said County and State, the within named* ALTON E. MCCONNELL AND ANN M. MCCONNELL, JAMES W. BONDS AND LORETTA D. 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* Madison, *Tennessee this* 8th *day of* November, *19*83.

*Notary Public.*

*Commission Expires* 4-21-85

*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 6186 PAGE 375

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

67000.00- CAMT.
174.20 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 183.70-
6676A12/02/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 8 9 7 7 3

IDENTIF. REFERENCE

DEC 2 10 47 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 997374