WARRANTY DEED

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PREPARED BY:

J. K. WOODARD
Attorney at Law
919 West Main Street
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater for this transfer is $ 6,500.00

J. K. Woodard
Affiant

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 29 DAY OF May, 1985

Mary V. Brooks
Notary Public

My Commission Expires: 6-9-86

J 0 8 2: 1 1

IDENTIF. REFERENCE

MAY 29 10 30 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
MBK c/o J. K. Woodard		
919 W. Main St.	Same	Tract No. 1
Hendersonville, Tenn		2W-24730 081-15 286
37075		Tract No. 2: 08DA-04950 081-10-0
		111.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE **JOSEPH F. BOND and wife, ELAINE BOND** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS, DO TRANSFER AND CONVEY UNTO MBK, a partnership consisting of Mike Kaszyski, G. Robert McDaniel and J. K. Woodard HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

TRACT NO. 1: BEING Lot No. 261 in McGavock & Wetmore's Second Addition to Nashville, called the Addition to the Town of McGavock, a plan of which is of record in Book 21, Page 41, Register's Office, Davidson County, Tennessee, tow hich Plan reference is here made for a more complete legal description.

BEING the same property conveyed to JOSEPH F. BOND by Deed from WILL G. CANTRELL and wife, JENNIE M. CANTRELL of record in Book 6542, Page 612, Register's Office for Davidson County, Tennessee.

TRACT NO. 2: LAND in Davidson County, Tennessee, being Lot No. 38 on the Plan of Cobb Subdivision of the Bosley Tract, of record in Plat Book 161, Page 155, Register's Office for said County.

SAID Lot No. 38 fronts 50 feet on the southerly margin of Santi Avenue and extends back 150 feet on the easterly line.

BEING the same property conveyed to JOSEPH F. BOND by Deed from MARILYN E. SMITH CRINEL, unmarried of record in Book 6542, Page 591, Register's Office for Davidson County, Tennessee.

THE SAID ELAINE BOND joins in this conveyance to convey any rights marital or otherwise in said property by reason of her marriage to the said JOSEPH F. BOND.

CASH
05/29/85-30-
2238

This is (~~improved~~/unimproved) property known as 1515 14th Avenue North and 2519 Santi Avenue, Nashville, Tennessee respectively

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out, 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. Wherever 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 20th day of May, 1985, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

JOSEPH F. BOND

Joseph F. Bond

ELAINE BOND

Elaine Bond

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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PERSONALLY appeared before me, undersigned, a Notary Public in and for said County and State, the within named JOSEPH F. BOND and wife, ELAINE BOND, the bargainors, with whom I am personally acquainted or proved to me on the basis of sufficient evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 20th day of May, 1985.

NOTARY PUBLIC

My Commission Expires: 4-17-88

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
			5500.00- CAMT.	
			14.30 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CASH	20.80-
2238A05/29/85			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 0 8 2 1 1

IDENTIF. REFERENCE

MAY 29 10 30 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 138817