Box 1

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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$18,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF July 19 85

Notary Public

MY COMMISSION EXPIRES: 11-1-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GARY B. FISHER, ATTORNEY AT LAW, 494 BELL ROAD, NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph A. Piercey, (NAME)	Owner (NAME)	part of 182-02
112 Castaway Court (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	SD 2/48
Nashville, IN 37217 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Charles C. Bonds et ux, ~~Rachel Y. Bonds~~

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph A. Piercey, a single person

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:

Being Tract No. 2 on the unrecoreded division of the Rachel Y. Bonds property and described according to a survey by McConnell Engineering dated 8-1-84 as follows:

Beginning at a P.K. nail in the center of Battle Rd. being the common corner with Tract 3 and being 2600 feet plus or minius south up the intersection of Burkett and Battle Road; thence with the center line of Battle Road S 7 32' 53" W 150 ft. to a P.K. nail; thence N 84 41' 11" W 872.88 ft. to an iron rod; thence N 7 32' 53" E 150 ft. to an iron rod; thence S 84 41' 11" E 872.88 feet to the point of beginning and being 3 acres more or less.
Being part of the same property conveyed to Rachel Y. Bonds as of record in Book 2489, Page 17, said Register's Office.

This conveyance is expressly subject to the following agreements, covenants and restrictions, which agreements, covenants and restrictions run with the land herein conveyed, to wit:

1. No residence shall be constructed with less than 1500 square feet of living acres on groud level excluding garages and porches.
2. All residential building must have exterior material to grade. (No block foundations left exposed).
3. All residential buildings must be set back at least 100 feet from public road property line. All detached buildings must be in rear of dwelling.
4. All barnes and related type buildings must be set back 200 feet or more from front property line and 25 feet from side and rear lines.
5. No trailer or mobile homes, basement house, garage, barn or other building may be used as temporary or permanent living quarters.
6. No commerical poultry or swine feeding on this tract.
7. No storage of juck cars, storage of building materials or any other offensive or unsightly storage may be placed on this tract.
8. Thes restrictions to run 20 years from date of deed.

This is unimproved (X) improved ( ) property, known as 3 acres Battle Rd. Nashville, TN
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 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 hand s this 1ST day of July, 19 85

Charles C. Bonds Charles C. Bonds

Rachel Y. Bonds Rachel Y. Bonds

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles C. Bonds et ux, Rachel Y. Bonds

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory 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 1ST day of July, 19 85.

Gary B Fisher, Notary Public

Commission Expires 11-1-87

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

Mail to: Person

1747

WARRANTY DEED

FROM
Charles C. Bonds et ux,
Rachel Y. Bonds

TO
Joseph A. Piercey, a single

32136

IDENTIFICATION REFERENCE

AUG 28 12 27 PM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

GARY B. FISHER
ATTORNEY AT LAW
SUITE 12 VILLAGE SQUARE CENTER
494 BELL ROAD
NASHVILLE, TENNESSEE 37217

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

18000.00- CAMT.
46.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 53.30-
1747A08/28/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3213 36

IDENTIFICATION REFERENCE

AUG 28 12 27 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 167611