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 A. D. 19 85

Notary Public

MY COMMISSION EXPIRES: 11-1-87

(AFFIX SEAL)

BOOK 6645 PAGE 325

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
James Hawes Huddleston	Owner	part of 188-02
(NAME)	(NAME)	
5201 Meta Circle		5D 21481
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville TN 37211		
(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 James Hawes Huddleston

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. 3 on the unrecorded 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 Road being the common corner with lot No. 4 and being 2450 ft. plus or minus south of the intersection of Burkett and Battle Rd.; thence with the center line of Battle Rd. S 7° 32' 53" W 150 ft. to a P. K. nail; thence N 84° 41' 11" W 872.88 ft. to an iron pin; thence N 7° 32' 53" E 150 ft. to an iron pin; thence S 84° 41' 11" E 872.88 ft. to the point of beginning being 3.0 acres more or less.

Being the same property conveyed to Rachel Y. Bonds by deed of record in Book 2489, Page 17, Register's Office for Davidson County, Tennessee.

This conveyance is expressly subject to the following agreements, convenants and restrictions, which agreegments. 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 area on ground level excluding garages and porches.
2. All residential buildings 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 commercial 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. These restrictions to run 20 years from date of deed.

unimproved (X)
This is 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 hands this 1st day of July, 19 85

Charles C. 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 _____

WARRANTY DEED

FROM
3 3 1 3 6 Charles C. Bonds et ux, Rachel Y. Bonds

TO
IDENTIFICATION REFERENCE James Howes Huddleston

SEP 3 8 09 AM '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 _____ BOOK 6645 PAGE 327

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-
2937A09/03/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

33136

IDENTIFICATION REFERENCE

SEP 3 8 39 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 168770