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19404

WARRANTY DEED

IDENTIFICATION REFERENCE

FROM: CHARLIE JOHNSON AND WIFE,
MAGGIE T. JOHNSON

TO: BOND & BOND CONSTRUCTION & REALTY CO., INC.

Jul 11 10 08 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

THIS INSTRUMENT PREPARED BY:
James L. Beckner, Esquire
Baker Worthington Crossley Stansberry & Woolf
Thirtieth Floor, L & C Tower
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bond & Bond Construction & Realty Co., Inc. (NAME)	-Same- (NAME)	59-10 246
1716-A Charlotte Ave (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville TN 37202 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $63,350.

Subscribed and sworn to before me this the 18 day of June, 1986.

Affiant

My commission expires: 1-18-87
(Affix seal) Notary Public

(FOR REGISTER'S USE)

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ($10.00) DOLLARS and other good and valuable considerations, cash in hand paid by BOND & BOND CONSTRUCTION & REALTY CO., INC., (the "Grantee" herein), the receipt whereof is hereby acknowledged, the undersigned Grantors, CHARLIE JOHNSON AND WIFE, MAGGIE T. JOHNSON, ("Grantors" herein), have bargained and sold, and by these presents do transfer and convey unto the said Grantee, BOND & BOND CONSTRUCTION & REALTY CO., INC., its successors and assigns, certain real estate in Davidson County, State of Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 1 -27 on the Plan of Haynes Manor, Section 7, of record in Book 6250, Page 292, Register's Office for said county, to which plan reference is made for a more particular description.

Being part of the same property conveyed to Charlie Johnson and wife, Maggie T. Johnson, by deed from James S. Vincent, Jr., a single person, of record in Book 5895, Page 56, Register's Office for Davidson County, Tennessee.

The legal description and the state of title of the property have been furnished to the draftsman by the Grantor, by third parties or from the record. The draftsman assumes no liability as to the accuracy thereof.

SUBJECT TO:

1. 1985 taxes, $379.26 UNPAID, plus penalty and interest.

2. 1986 taxes, a lien, but not yet due and payable.

3. Deed of Trust executed by Charlie Johnson and wife, Maggie T. Johnson, to Robert L. Goodall, Trustee, dated October 29, 1984, and recorded in Book 6415, Page 559, Register's Office for Davidson County, Tennessee, in favor of First American National Bank of Nashville which states that it secures a debt in the principal sum of $223,000, payable as therein specified, together with any terms, conditions, restrictions or limitations recited therein, all of which Grantee assumes and agrees to pay.

4. TVA Transmission Line Easement as described in instrument of record in Book 5092, Page 315, Register's Office for Davidson County, Tennessee.

5. Sanitary Sewer Easement as described in instrument of record in Book 5092, Page 315, Register's Office for Davidson County, Tennessee.

6. Matters shown on Plan of record in Book 6250, Page 292, Register's Office for Davidson County, Tennessee.

7. Restrictive Covenants of record in Book 6632, Page 656, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said BOND & BOND CONSTRUCTION & REALTY, CO., INC., its successors and assigns, forever.

And Grantors do covenant with the said Grantee, that they are lawfully seized and possessed of said real estate in fee simple; have a good right to convey it, and the same is unencumbered except as set out herein.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate to the said BOND & BOND CONSTRUCTION & REALTY CO., INC., its successors and assigns, against the lawful claims of all persons whomsoever.

DATED as of this the 12th day of June, 1986.

Charlie Johnson
CHARLIE JOHNSON

Maggie T. Johnson
MAGGIE T. JOHNSON

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 CHARLIE JOHNSON AND WIFE, MAGGIE T. JOHNSON, 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 seal at office in Nashville, Tennessee, the day and year first above written.

Jacqueline L. Cobb
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-18-87

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
			263350.00- CAMT.	
			737.24 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	743.74-
5923A07/11/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9404

IDENTIFICATION REFERENCE

JUL 11 10 08 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 269326