BOOK 6940 PAGE 938 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $28,800.00

Victor C. Bond (T.V.)
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th DAY OF August, 1986

Jo Ann Smith
Notary Public

MY COMMISSION EXPIRES: April 19, 1987
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Nella Schneider Hunt, Attorney, Attorneys Title Company, Inc. 222 Third Avenue, N. Nashville, TN

The Name & Address of a property Owner:	The Name & Address of the Mortgagee:	MAP-PARCEL NUMBERS
Victor C. Bond (NAME)	Tennessee Teachers Credit Union (NAME)	71-4-25
1601 Peerman Drive (STREET ADDRESS OR ROUTE NUMBER)	1408 8th Avenue, South (STREET ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37203 (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, Carlene Waggoner, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Victor C. Bond and Johnnie Bond, Jr.

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:

Land in Davidson County, Tennessee, being Lot No. 226 on the Map of Joywood Heights, Section II, as of record in Book 1130, pages 92 and 93, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of Woodyhill Drive, at the corner of Lots Nos. 226 and 227; thence with the line between said lots westerly 195.2 feet to a point; thence southerly 64 feet to the northerly margin of an unnamed 50 foot street; thence with the margin of the same, easterly 173.5 feet to the beginning of a curve; thence around said curve northeastwardly 31.4 feet to the westerly margin of Woodyhill Drive; thence with the margin of the same northerly 44 feet to the beginning.

Being the same property conveyed to James Frank Waggoner and wife, Carlene Waggoner, by deed from G. M.Hampton and wife, Mattie Bell Hampton, of record in Book 2879, page 83, said Register's Office. The said James Frank Waggoner having since died.

Together with all of the Grantor's right, title and interest in and to a portion of an unnamed street which abuts the above described property and which has been abandoned by Metropolitan Government of Nashville and Davidson County, by Ordinance No. 78-1081.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

(See attached marked Exhibit "A")

This is unimproved ( ) improved (X) property, known as 2618 Woodyhill Drive (House Number) (Street) Nashville, TN (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 my hand this 4th day of Aug., 1986

Carlene Waggoner
CARLENE WAGGONER, UNMARRIED

STATE OF TENNESSEE }
~~Davidson~~ SUMNER County }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carlene Waggoner, unmarried

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Nashville~~ Hendersonville, Tennessee, this 1st day of Aug., 19 86

Commission Expires JAN. 3, 1987

Ernest D. Hill
Notary Public

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

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

CARLENE WAGGONER

TO

VICTOR C. BOND AND

JOHNNIE BOND, JR.

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 -- 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

EXHIBIT "A"

1. Restrictive Covenants contained in instrument of record in Book 1393 page 98, Register's Office for Davidson County, Tennessee.

2. The Plan of record in Book 1130 pages 92 and 93, said Register's Office, shows an Owner's Certificate, minimum building setback lines and easements for public utility and drainage purposes.

3. Easement for sanitary sewers and/or storm drainage of record in Book 4155 page 451, said Register's Office.

4. Easements retained by the Metropolitan Government of Nashville, and Davidson County, Tennessee, its agents, servants and/or contractors, and utility companies, operating under franchise from said City, or from the Metropolitan Government of Nashville and Davidson County, Tennessee, for the right to enter, construct, operate, maintain, repair, rebuild, enlarge, and patrol its now existing or future utilities, including sewer, water and drainage facilities, together with their appurtenances, and for the doing of any and all things necessary and incidental thereto; all as set out and reserved in the Ordinance no. 78-1081, which closes a portion of unnamed street, Metropolitan Government of Nashville and Davidson County.

IDENTIFICATION REFERENCE
28638
AUG 5 3 48 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6940 PAGE 941

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

2868.00 CANT
80.64 STAX
.50 PRFE
9.00 MORT
CHECK 90.14
8685A08/05/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28638

IDENTIFICATION REFERENCE

AUG 5 3 48 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 279790