Map 188 Parcel 2

Send Tax Bills To New Owners:
Richard W. James
264 Willow Lane
Nashville TN 37211

This Instrument Prepared By:
Randall P. B. Harris
Attorney at Law
111 Jefferson Street
Smyrna, Tennessee 37167
From Information Furnished
By the Parties

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged by the Grantors, and other good and valuable considerations, we, the undersigned, CHARLES C. BONDS and wife, RACHEL Y. BONDS, have this 22nd day of June, 1987, bargained and sold and do hereby transfer, sell and convey unto RICHARD W. JAMES, and wife, OLA M. JAMES, their heirs and assigns, forever, that certain parcel of real estate situated in the 2nd Civil District of Davidson County, State of Tennessee, and being more particularly described as follows, to-wit:

A parcel of land, being part of the Rachael Y. Bonds property situated in the 2nd Civil District of Davidson County, Tennessee, as recorded in Deed Book 2489, Page 17, Register's Office for said County, and described according to an unrecorded survey by John D. McCormick, Surveyor, with revision date of May 13, 1987, as follows:

Beginning at a point in the centerline of Battle Road, said point being the northeast corner of the Doris S. Faircloth property as recorded in Deed Book 6798, Page 491, Register's Office for Davidson County, Tennessee; thence along the northerly boundary of the said Faircloth property North 84 Degrees, 41 Minutes, 11 Seconds West a distance of 1,091.30 feet to an existing iron pin; thence North 9 Degrees, 02 Minutes East a distance of 200.0 feet to an iron pin; thence South 84 Degrees, 41 Minutes, 11 Seconds East a distance of 1091.30 feet to a point in the centerline of Battle Road; thence South 9 Degrees, 02 Minutes West a distance of 200.0 feet to the point of beginning and containing 5.00 acres more or less.

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 on level living area, 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 and all detached buildings must be in rear of dwelling.

4. All barns and related type buildings must be set back at least 200 feet or more from front property line and 25 feet or more from side and rear lines.

5. No trailer or mobile home, 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 junk cars, storage of building materials or other offensive or unsightly storage may be placed on this tract.

8. These restrictions to run 20 years from date of deed.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate, title and interest thereunto belonging, unto the said Richard W. James and wife, Ola M. James, their heirs and assigns, forever.

We covenant with the said Richard W. James and wife, Ola M. James, that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same; that Rachael Y. Bonds is one and the same person as Rachel Y. Bonds; and that said real estate is unencumbered except by lien of the not yet due and payable 1987 Davidson County, Tennessee, property taxes, which taxes are to be assumed by the Grantees.

We further covenant and bind ourselves, our heirs and representatives, forever to warrant and defend the title to said real estate unto the said Richard W. James and wife, Ola M. James, their heirs and assigns, against the lawful claims of all persons whomsoever.

Possession of the within described property is to be given to the Grantees herein with Deed.

WITNESS OUR HANDS, this the 22nd day of June, 1987.

Charles C. Bonds
CHARLES C. BONDS

Rachel Y. Bonds
RACHEL Y. BONDS

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a

Notary Public in and for said County and State, the within named Charles C. Bonds and wife, Rachel Y. Bonds, the bargainors herein, with whom I am personally acquainted, and who acknowledged before me that they executed the foregoing Warranty Deed for the purposes therein contained.

Witness my hand and official seal at office in Smyrna, Tennessee, this the 22nd day of June, 1987.

David M. Reed
NOTARY PUBLIC

Commission expires: August 24, 1987

DAVID M. REED NOTARY PUBLIC RUTHERFORD COUNTY, TN

Affiants, Richard W. James and wife, Ola M. James, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Fifty Thousand Dollars ($50,000.00), which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale; further, Affiants, by their signatures affixed hereunder, acknowledge and agree to the above contained agreements, covenants and restrictions that run with the land herein conveyed.

38872

IDENTIFICATION REFERENCE

JUN 22 4 01 PM '87

RUTHERFORD COUNTY, TN

RUSH

Richard W. James
RICHARD W. JAMES

Ola M. James
OLA M. JAMES

Subscribed and sworn to before me this 22nd day of June, 1987.

CALVIN C. BONDS NOTARY PUBLIC RUTHERFORD COUNTY, TN

David M. Reed
NOTARY PUBLIC

Commission expires: August 24, 1987

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

RECEIVED OF _____

FOR _____

BOOK 7275 PAGE 255

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

[illegible] CASH
140.00 STATE
.50 PRFEE
9.00 MORT
CHECK 149.50-
2110A06723787 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38872

IDENTIFICATION REFERENCE

JUN 23 [illegible] '87

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 96344