Map 188 Parcel 2

Send Tax Bills To New Owners:
David A Hood
4509 Xavier Dr.
Antioch TN.
37013

Mail

This Instrument Prepared By:
Randall P. B. Harris
Attorney at Law
903 Church Street
Nashville, Tennessee 37203
From Information Furnished
By the Parties

WARRANTY DEED

0715 07/25 0101 03CHECK 97.00

From: CHARLES C. BONDS et ux,
RACHEL Y. BONDS

To: DAVID ANTHONY HOOD and
H. MARTINA HAILEY

FOR AND IN CONSIDERATION of the exact sum of Twenty-Five Thousand Dollars ($25,000.00), cash in hand paid, the receipt of which is hereby acknowledged by the Grantors, we, the undersigned, CHARLES C. BONDS and wife, RACHEL Y. BONDS, have this day and date hereinbelow indicated, bargained and sold and do hereby transfer, sell and convey unto DAVID ANTHONY HOOD, a single person, and H. MARTINA HAILEY, a single person, as joint tenants with right of survivorship, 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, copy attached herewith, as follows:

Beginning at a point in the centerline of Battle Road, said point being the northeast corner of the Richard W. James and wife, Ola M. James, property as recorded in Deed Book 7275, Page 252, Register's Office for Davidson County, Tennessee, on June 23, 1987; thence along the northerly boundary of the said James 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, 14 Minutes, 20 Seconds East a distance of 200.0 feet to an iron pin; thence South 84 Degrees, 41 Minutes, 44 Seconds East a distance of 1088.93 feet to a point in the centerline of Battle Road; thence South 8 Degrees, 32 Minutes, 38 Seconds 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 David Anthony Hood and H. Martina Hailey, their heirs and assigns, forever.

We covenant with the said David Anthony Hood and H. Martina Hailey 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 1988 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 David Anthony Hood and H. Martina Hailey, 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 19th day of July, 1988.

Charles C. Bonds

CHARLES C. BONDS

Rachel Y. Bonds

RACHEL Y. BONDS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 Nashville Tennessee, this the 19th day of July, 1988.

NOTARY PUBLIC

Commission expires: 11-10-91

Affiants, David Anthony Hood and H. Martina Hailey hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Twenty-Five Thousand Dollars ($25,000.00), 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.

5241.9

IDENTIFICATION REFERENCE

JUL 25 2 13 PM '88

FRANK G. WILSON II REGISTER
DAVIDSON COUNTY, TN

DAVID ANTHONY HOOD

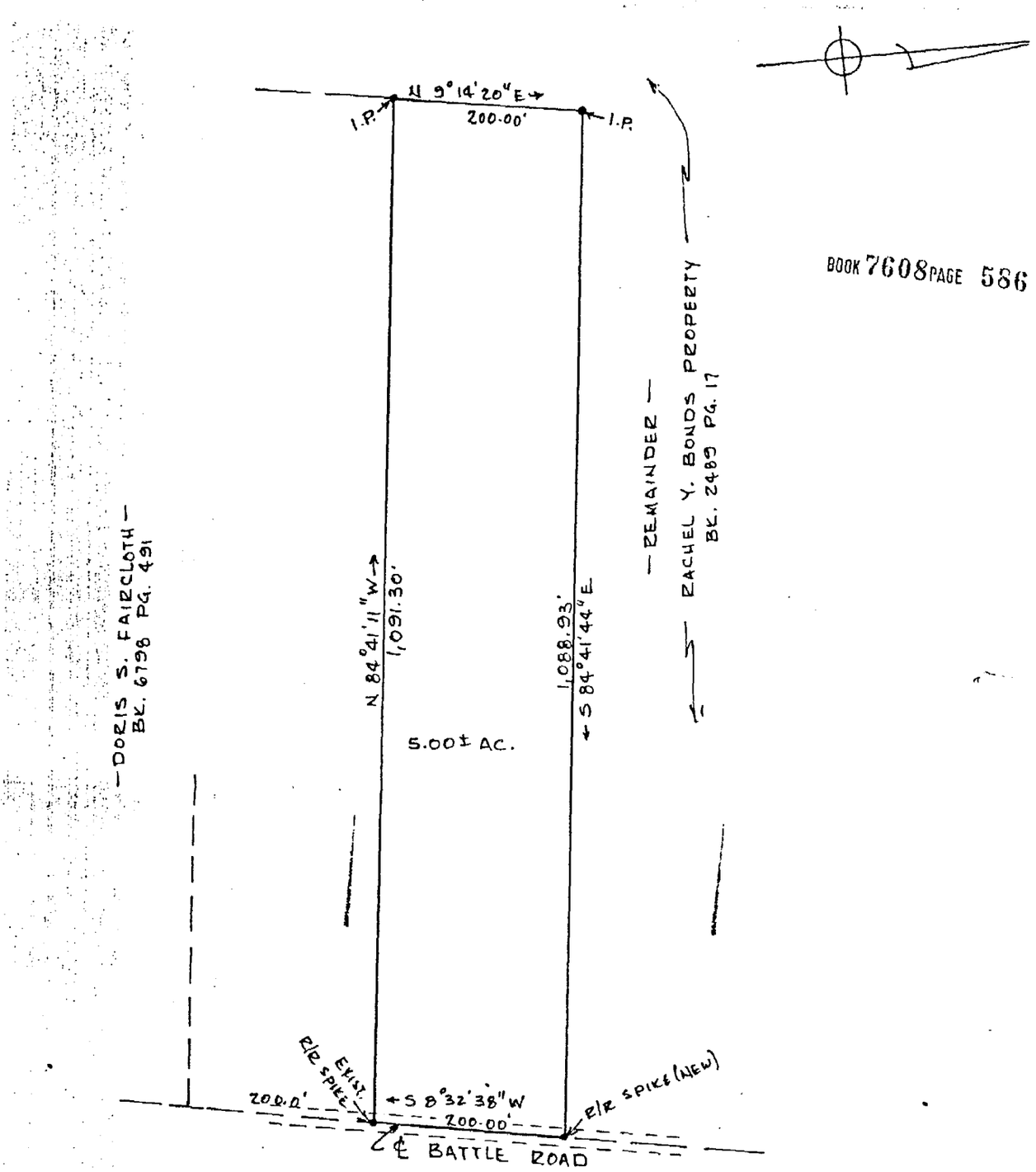
H. MARTINA HAILEY

Subscribed and sworn to before me this 25th day of July, 1987.

NOTARY PUBLIC

My Commission Expires October 9, 1991

Commission expires:



BOOK 7608 PAGE 586

JOHN D. McCORMICK
REGISTERED LAND SURVEYOR
TENNESSEE NO. 674

LAND DIVISION

RACHAEL Y. BONDS PROPERTY
BK. 2489 PG. 17

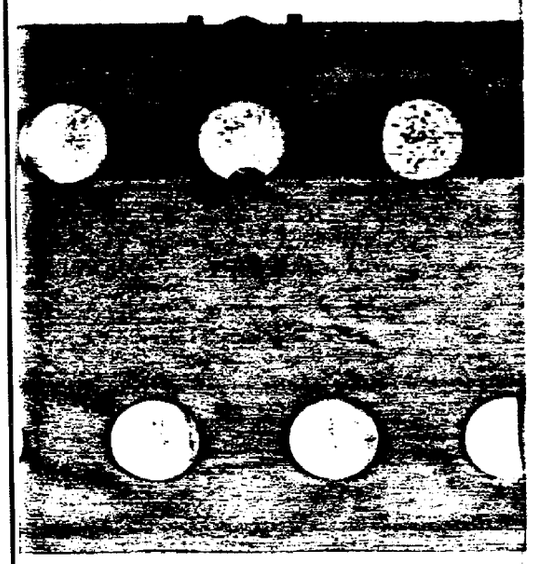
2ND CIVIL DISTRICT DAVIDSON COUNTY, TN.

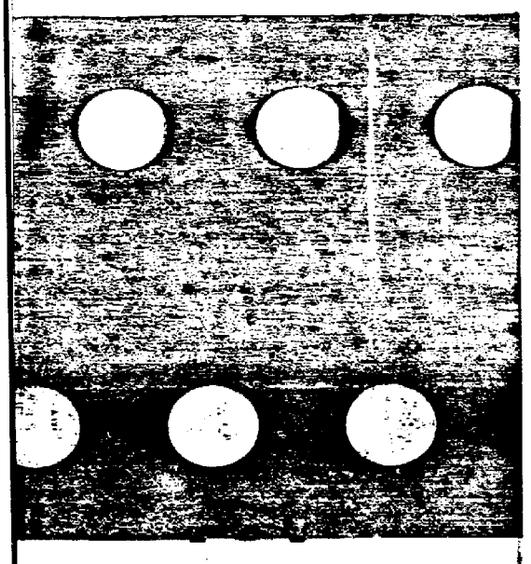
SCALE 1"=100'

MAP 188 PAR. 2

FOR: CHARLIE BONDS 776-1014

JOHN D. McCORMICK
6247 NEW HOPE RD.
HERMITAGE, TN. 37076
TEL. 883-5407





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7608 PAGE 587

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 25000.00
				CON TX 82.50
				PRFEE 0.50
				WDEED 14.00
				TOTAL 97.00
				CHECK 97.00
07/25/88	01			14:15 0001 0715

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5241.9

IDENTIFICATION REFERENCE

Jul 25 2 13 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 116483