BOOK 7981 PAGE 646

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF November, 19 89.

Notary Public

MY COMMISSION EXPIRES: 5/8/94

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

MARK H. ANDERSON, ATTORNEY AT LAW, 2500 Hillsboro Road, Nashville, TN 37212

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	~~SEND TAX BILLS TO:~~ Mortgagee:	MAP-PARCEL NUMBERS
Donald M. Bonds (NAME)	Sovran Bank/Central South (NAME)	106-6-69
711 Hill Avenue (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place (STREET ADDRESS)	6DA-12480
Nashville, TN (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37219 (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, Howard W. Anderson and Margaret J. Heath, tenants in common

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald M. Bonds and wife, Evelyn H. Bonds

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:

See Exhibit "A" attached hereto and incorporated herein by reference (the "property").

Included in this conveyance are perpetual easements as found in the Final Decree of record in Book 7842, page 874, and in the Easement from Bess D. Pearsall and Third National Bank to Russell H. Smith of record in Book 7880, page 240, Register's Office for Davidson County, Tennessee, and more particularly described in Exhibit "A" attached hereto. Said easements are subject to the terms and conditions as set out in the instruments herein referenced.

81121

IDENTIF. REFERENCE

Nov 10 1 25 PM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

RECEIVED

3314 11/10 0101 03CHECK 296.30

This is unimproved ( ) improved (X) property, known as 711 Hill Avenue (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 our hands this 9th day of November, 19 89

Howard W. Anderson

Margaret J. Heath

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STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Howard W. Anderson and Margaret J. Heath

the bargainor s, 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 9th day of November, 1989.

Commission Expires 5/8/91

Notary Public

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

Howard W. Anderson and Margaret J. Heath

TO

Donald M. Bonds and wife, Evelyn H. Bonds

Land in Davidson County, Tennessee, described as follows, to-wit: Being a part of Lot No. 10 on the Map of the Cole Subdivision of Lot No. 1 of the Foster Land, of record in Book 161, Page 32, Register's Office for said County.

BEGINNING on the southerly margin of Hill Avenue at a point 125 feet east of the easterly margin of Cole Avenue; thence with said Hill Avenue, eastwardly 50 feet to the northwest corner of Lot No. 12 on the unrecorded plat of G. M. Hill's Subdivision; thence southwardly 125 feet to the corner of Lots Nos. 1, 10 and 11 on said unrecorded plat; thence westwardly 50 feet to a point in the northerly line of Lot No. 1 on the said unrecorded plat; thence northwardly 125 feet to the beginning.

Being the same property conveyed to Howard W. Anderson and Margaret J. Heath by deed from Russell H. Smith of record in Book 7880, page 247, Register's Office for Davidson County, Tennessee.

Included in this conveyance are the following three easements which are of record in Book 7880, page 240, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

EASEMENT AREA NO. 1:

Being a parcel of land situated in Nashville, Davidson County, Tennessee, said parcel being a portion of the same property conveyed to R. R. Pearsall, and wife, Bess D. Pearsall, of record in Book 6938, Page 684, Register's Office for Davidson County, Tennessee and being more particularly described by metes and bounds as follows:

Commencing at a point situated in the southerly margin of Hill Avenue, said point being the common front corner of the Russell H. Smith property, of record in Book 5389, Page 325, and the aforementioned R. R. Pearsall and wife, property; THENCE leaving said road and continuing along said common line, S 19 deg. 44' 39" W, a distance of 32.45 feet to a point situated in the front line of an existing building now encroaching on both properties; said point being the point of beginning; THENCE, continuing along said line and passing through said building, S 19 deg. 44' 39" W, a distance of 25.01 feet to a point situated in the rear line of said building; thence along the rear line of said building, N 74 degrees 23' 35" W, a distance of 4.04 feet to the southwest corner of said building; THENCE, along the westerly line of said building, N 15 deg. 36' 25" E, a distance of 25.03 feet to the northwest corner of said building; THENCE, along the front line of said building, 73 deg. 33' 06" E, a distance of 5.94 feet to the point of beginning and containing 123.49 square feet or 0.0028 acres of land, more or less.

EASEMENT AREA NO. 2:

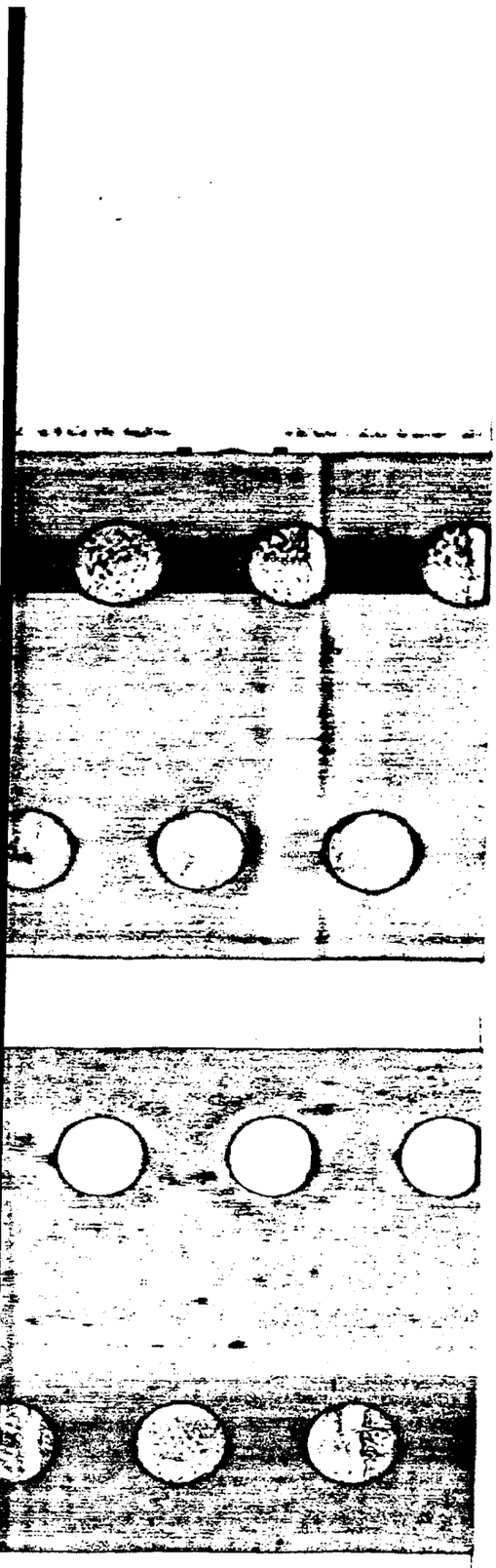
Being a parcel of land situated in Nashville, Davidson County, Tennessee, said property being a portion of the same property conveyed to R. R. Pearsall, and wife, Bess D. Pearsall, of record in Book 6938, Page 684, Register's Office for Davidson County, Tennessee and being more particularly described by metes and bounds as follows:

Commencing at a point situated in the southerly margin of Hill Avenue, said point being the common front corner of the Russell H. Smith property, of record in Book 5389, Page 325, and the aforementioned R. R. Pearsall and wife, property; THENCE, leaving said road and continuing along said common line, S 19 deg. 44' 39" W, a distance of 79.11 feet to the point of beginning; THENCE, N 70 deg. 14' 28" W, a distance of 19.65 feet to a point situated on the westerly face of an existing building, S 19 deg. 44' 39" W, a distance of 19.26 feet to a point; THENCE, S 70 deg. 14' 28" W, a distance of 19.65 feet to a point in the common line between the Russell H. Smith property and the R. R. Pearsall property, THENCE, N 19 deg. 44' 39" E, a distance of 19.26 feet to the point of beginning and containing 378.46 square feet or 0.0087 acres of land, more or less.

EASEMENT AREA NO. 3:

Being a parcel of land situated in Nashville, Davidson County, Tennessee, said parcel being a portion of the same property conveyed to R. R. Pearsall, and wife, Bess D. Pearsall, of record in Book 6938, Page 684, Register's Office for Davidson County, Tennessee and being more particularly described by metes and bounds as follows:

Commencing at a point situated in the southerly margin of Hill Avenue, said point being the common front corner of the Russell H. Smith property, of record in Book 5389, Page 325, and the aforementioned R. R. Pearsall and wife, property; THENCE, leaving said road and continuing along said common line, S 19 deg. 44' 39" W, a distance of 98.37 feet to a point situated in the front line of an existing building now encroaching on both properties, said point being the point of beginning; THENCE, continuing along said line and passing through said building, S 19 deg. 44' 39" W, a distance of 24.36 feet to a point situated in the rear line of said building; THENCE, along the rear line of said building, N 70 deg. 16' 31" W, a distance of 17.36 feet to the southwest corner of said building; THENCE, along the westerly line of said building, N 19 deg. 49' 50" E, a distance of 24.37 feet to the northwest corner of said building; THENCE, along the front line of said building, S 70 deg. 14' 28" E, a distance of 17.33 feet to the point of beginning and containing 422.64 square feet or 0.0097 acres of land, more or less.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 86000.00
				CON TX 283.80
				PRFEE 1.00
				WDEED 12.00
				TOTAL 296.80
				CHECK 296.80
			11/10/89 01	13:25 0001 3314

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8112

IDENTIF. TREFERENCE

Nov 10 1 25 PM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 266159