file
box 2

BOOK 8038 PAGE 445

THIS INSTRUMENT WAS PREPARED BY:
GREGORY & GREGORY, ATTORNEYS AT LAW
SUITE 420, LAKECREST BLDG.
50 CENTURY BLVD.
NASHVILLE, TN 37201

2306 MEMORIAL BLVD.
SPRINGFIELD, TN 37172

18-7-165

ADDRESS NEW OWNER AS FOLLOWS:

Mr. & Mrs. James T. Bond

302 Carlton Place

Goodlettsville, TN 37072

SEND TAX BILLS TO:

Fairfield Finacial Associates of TN

50 Century Boulevard, Suite 450

Nashville, TN 37214

WARRANTY DEED

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 AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Carl L. Frensley, Jr. and wife, Martha E. Frensley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James T. Bond and wife, Janice E. Jones Bond

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN ~~Robertson~~ Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING Lot No. 15 on the Plan of Charleston Square, Phase Two, Section Four of record in Book 6900, page 725, Register's Office for Davidson County, Tennessee, as corrected by Surveyor's Certificate in Book 7665, page 366, said Register's Office, to which plan as corrected reference is hereby made for a more complete description.

BEING a part of the same property conveyed to the grantors herein by deed of record in Book 7477, page 836, said Register's Office, as corrected by Deed of Correction in Book 7803, page 43, said Register's Office.

This conveyance is made subject to any and all existing easements and restrictions of record in said Register's Office, especially to those items as shown on the Plan of record in Book 6900, page 725, said Register's Office, as corrected in Book 7665, page 366, said Register's Office, and to instrument of record in Book 7825, page 541, said Register's Office.

IDENTIF. TREFERENCE

FEB 2 9 51 AM '90

FELIX [illegible] REGISTER
DAVIDSON COUNTY TN.

01102

7825 0702 3.01 DEED 27.00

THIS IS ___ IMPROVED PROPERTY, KNOWN AS: 302 Carlton Place

Goodlettsville, TN 37072

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 ASSIGNS, TO WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER. WHEREVER USED, THE SINGULAR SHALL INCLUDE THE PLURAL, THE PLURAL THE SINGULAR, AND THE USE OF ANY GENDER SHALL BE APPLICABLE TO ALL GENDERS.

WITNESS our HAND s THIS 31st DAY OF January 19 90

Carl L. Frensley

CARL L. FRENSLEY, JR.

Martha E. Frensley

MARTHA E. FRENSLEY

STATE OF TENNESSEE COUNTY OF ROBERTSON

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED

Carl L. Frensley, Jr. and wife, Martha E. Frensley

THE BARGAINORs, WITH WHOM I AM PERSONALLY ACQUAINTED (OR WHO 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 Springfield TENNESSEE, THIS 31st DAY OF January, 19 90.

COMMISSION EXPIRES:
2-7-90

Patsi B. Steele
NOTARY PUBLIC

STATE OF TENNESSEE COUNTY OF ROBERTSON

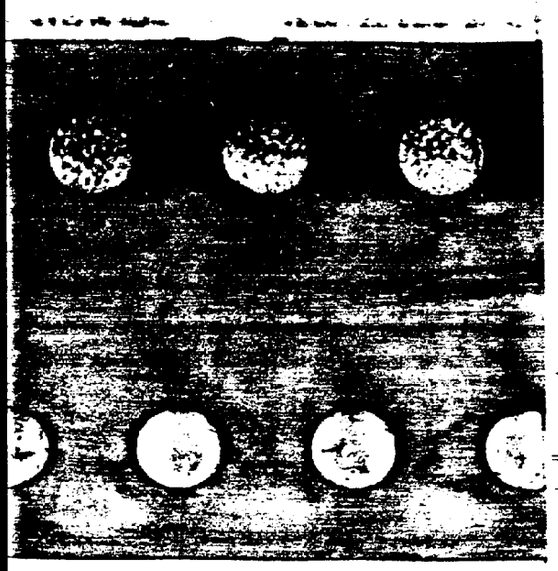
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,000.00

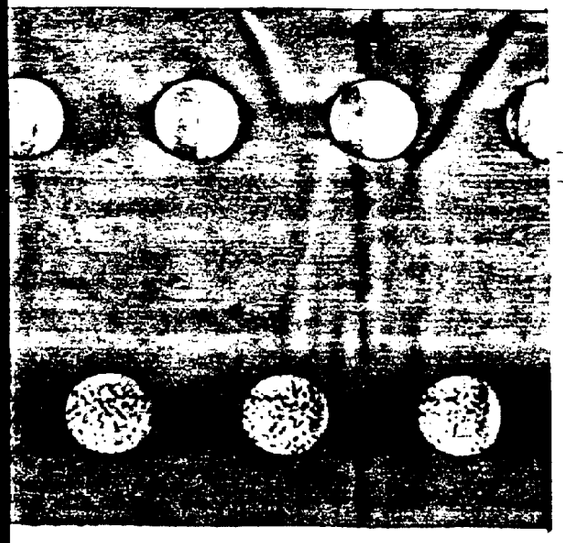
James T. Boyd
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF January, 19 90.

COMMISSION EXPIRES:
2-7-90

Patsi B. Steele
NOTARY PUBLIC





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
				CAMT 88000.00
				CON TX 290.40
				PRFEE 1.00
				WDEED 6.00
				TOTAL 297.40
				CHECK 297.40
02/02/90	01			09:56 0001 9628

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 1 1 0 2

IDENTIF. REFERENCE

FEB 2 9 51 AM '90

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 289665