THIS INSTRUMENT PREPARED BY:
HEISKELL, DONELSON, BEARMAN,
ADAMS, WILLIAMS & KIRSCH
Attorneys at Law
Suite 600, 511 Union Street
Nashville, Tennessee 37219

FROM: Harold Bone and wife,
Katherine Bone ("GRANTORS")

TO: Samual R. Eidson and wife,
Shirley M. Eidson ("GRANTEES")

ADDRESS NEW OWNER:
Samual R. Eidson, et ux
Old Hickory Boulevard
Old Hickory, Tennessee 37138

SEND TAX BILLS:
Samual R. Eidson, et ux.
725 Allen Pass
Madison, Tennessee 37115

MAP AND PARCEL NUMBER:
053-12-216

WARRANTY DEED WITH RESERVATION OF EASEMENT FOR SEWER LINE

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, Harold Bone and wife, Katherine Bone, have bargained and sold, and by these presents do transfer and convey unto Samual R. Eidson and wife, Shirley M. Eidson, their heirs and assigns, all of our interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being the northerly 306 feet of the easterly 175 feet of Lot No. 24 of Life and Casualty Insurance Company Subdivision of the Dabbs and Elliott Property as of record in Book 843, page 56, Register's Office for Davidson County, Tennessee, described as follows:
>
> Beginning at a point in the dividing line between Lots No. 23 and 24 on said plan, 219 feet north of the northerly margin of Old Hickory Blvd., thence westerly 175 feet to a point; thence northerly 306 feet to a point; thence easterly 175 feet to a point; thence southerly 306 feet to the point of beginning.
>
> Being the same property conveyed to Harold Bone and wife, Katherine Bone, by deed from Paul E. Moore and Delphine B. Moore of record in Book 7156, page 16, Register's Office for Davidson County, Tennessee.
>
> **Reservation of Easement for Sewer Line.** GRANTORS hereby reserve and retain an easement across the property conveyed hereby consisting of five (5) feet on either side of the sewer line which is located in and runs through the

entire length of said property in a northerly-southerly manner within 30 feet of the westerly boundary of the said property. Said easement includes rights of ingress and egress onto and from the GRANTEES' property for the purposes of future installations, maintenance, construction, repair or operation of said sewer line. This easement shall benefit the adjacent property owned by GRANTORS (the "Grantor Tract") and being described as the southwesterly part of Lot No. 2 of Section No. 2 on the Plan of Life and Casualty Insurance Company's subdivision of Dabbs and Elliott's Property, as of record in Book 843, page 56, Register's Office for Davidson County, Tennessee. This easement shall run with the land and shall be binding on and a burden to the property conveyed hereby and Grantees, their heirs, successors and assigns, and shall inure to the benefit of the Grantor Tract and GRANTORS and their respective heirs, successors and assigns.

This is unimproved property known as Old Hickory Boulevard, Old Hickory, Tennessee 37138.

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except for 1991 real property taxes, which have been prorated between the parties and which shall be paid by GRANTEES before delinquent.

And GRANTORS do further covenant and bind themselves, their heirs and assigns, 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.

WITNESS our hands this 23rd day of July, 1991.

Harold Bone
Harold Bone

Katherine Bone
Katherine Bone

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Vicki R. Schmitz, a Notary Public in and for said County and State, the within named, Harold Bone and wife, Katherine Bone, the within named 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 Nashville, Tennessee, this 23rd day of July, 1991.

Vicki R. Schmitz
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7-24-93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 12,000.00 .

Samuel R Eidson
AFFIANT

Subscribed and sworn to before me, this 23rd day of July, 1991.

Vicki N. Hunt
NOTARY PUBLIC

My Commission Expires: 7-24-93

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

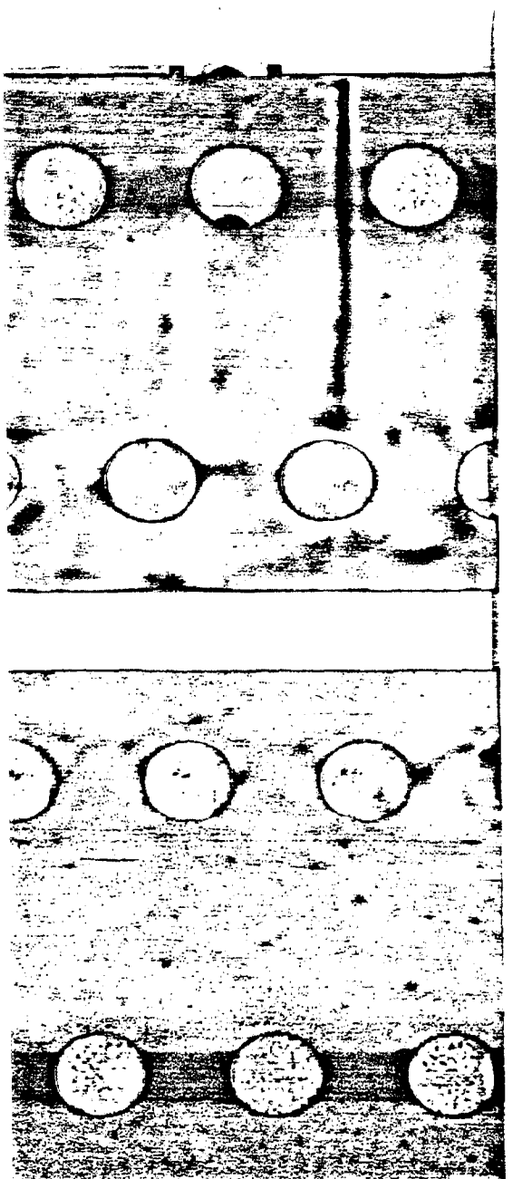
33225.

IDENTIFICATION

Jul 24 9 55 AM '91

PICK-UP

4436 07/24 0101 03CHECK 54.40



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8404 PAGE 28

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	12000.00
CON TX	44.40
PRFEE	1.00
WDEED	9.00
TOTAL	54.40
CHECK	54.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 57 0001 4436

33225

IDENTIFICATION REFERENCE

JUL 24 9 55 AM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 443410