Box 58

BOOK 8904 PAGE 15

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 140,000.00

Larry A. Featherstone
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF March 19 93

Ann B. Waddell
Notary Public

MY COMMISSION EXPIRES: 3/23/96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry A. Featherstone	NEW OWNER	MAP 106 6
(NAME)	(NAME)	STATE
711 Hill Avenue		PARCEL 69
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		6 DA 12480
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Donald M. Bonds and wife, Evelyn H. Bonds

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry A. Featherstone and wife, Andrea L. Featherstone

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:

Land in Davidson County, Tennessee, described as follows, to-wit: Being a part of Lot No. 10 on the Map of the Cole Subdivison of Lot No. 1 of the Foster Land, of record in Book 116, 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 Donald M. Bonds and wife, Evelyn H. Bonds by deed from Howard W. Anderson and Margaret J. Heath of record in Book 7981, page 646, Register's Office for Davidson County, Tennessee.

The above legal description is the same as used on prior deeds.

The above conveyance is subject to 1993 taxes, prorated and assumed by the Grantees; all matters as shown on the above stated plans; Easements of record in Book 7842, page 874 and Book 7880, page 240, said Register's Office; subject to the rights and claims of parties in possession; and subject to any and all leases not of public record.

Continued .....

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

unimproved ( )
This is improved (X) property, known as 711 Hill Avenue, Nashville, TN 37210 0838 04/01 0101 03CHECK 531.00
(House Number) (Street) (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 hand s this 31st day of March, 19 93

Donald M. Bonds

Evelyn H. Bonds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 8904 PAGE 16

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald M. Bonds and wife, Evelyn H. Bonds

the bargainor, 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 31st day of March 19 93.

Commission expires 3/23/96

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such.

Witness my hand and official seal at office at on this the day of 19 .

My commission expires

Notary Public

WARRANTY DEED

FROM

Donald M. Bonds and wife, Evelyn H. Bonds

TO

~~Larry A. Featherstone and wife,~~ Andrea L. Featherstone

RETURN TO:

COMBOS & HIX, P. C.
315 Deaderick Street, Su. 1100
Nashville, TN 37238

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 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 feetto a point situated in the rear line of said building; thence along the rear line of said building, N 74 deg. 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.

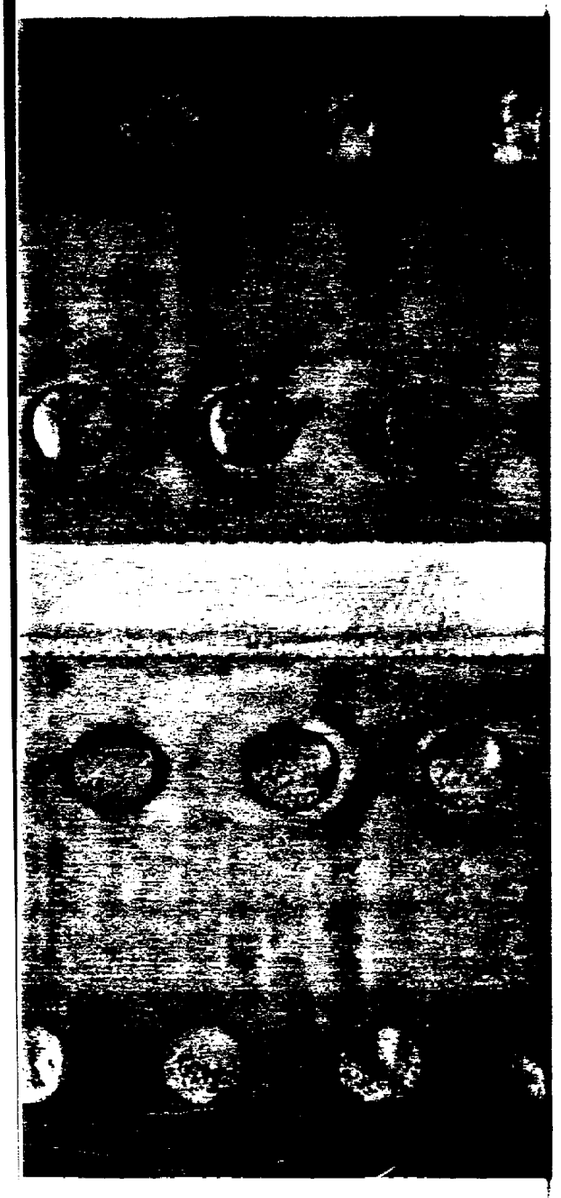
EASEMENT AREA NO. 2:
Being a parcel of land situated in Nashville, Davidson County, Tennessee, said property being a portion of the same property conveyed to R. R. Pearsall, and wife, Bess D. Pearsall, of record in Book 6938, page 684, Register's Office for Davidson County, Tennessee and being more particularly described 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 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.

0 5 6 0 9
IDENTIFICATION REFERENCE
APR 1 2 43 PM '93
LIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN



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

RECEIVED OF _____

FOR _____

BOOK 8904 PAGE 18

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 140000.00
CON TX 518.00
PRFEE 1.00
MTGFEE 12.00
TOTAL 531.00
CHECK 531.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/01/93 01 14:42 0001 0998

0560.9

IDENTIFICATION REFERENCE

APR 1 2 49 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 635813