mail

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

2876 06/06 0101 03CHECK 175.80

ADDRESS NEW OWNER:

JOHNNIE BOND, JR.
6537 Clarksville Hwy.
Joelton, TN 37080

SEND TAX BILLS TO:

SAME

MAP/PARCEL NUMBER:

MAP 69-12, PARCEL 70

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $44,000.00.

Johnnie Bond Jr.

AFFIANT
Subscribed and sworn to me, this the 26TH day of MAY, 1994.

Denise C. Allis
Notary Public
My commission expires: 5-11-96

94 JUN -6 PM 3:03
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

MAIL ENV.

DENISE C. ALLIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

58119

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, I, DOROTHY MARIE JAMISON, A WIDOW, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said JOHNNIE BOND, JR., hereinafter referred to as GRANTEE, HIS successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 2106 COURTNEY AVENUE, NASHVILLE, TN 37218.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, HIS successors, heirs and assigns forever, I covenant

that I AM lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

I further covenant and bind MYSELF and MY heirs and representatives, to warrant and forever defend the title to said GRANTEE, HIS successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 26TH day of MAY, 1994.

Dorothy Marie Jamison
DOROTHY MARIE JAMISON

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DOROTHY MARIE JAMISON, A WIDOW, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 26TH day of MAY, 1994.

Denise C. Ellis
notary public

DENISE C. ELLIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 5-11-96

EXHIBIT 'A'

Land in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, being the northeasterly 100 feet of Lots Nos. 4 and 5 and the southwesterly 97 feet of the northeasterly 100 feet of Lot No. 6 on the Plan of Brattonview, not of record, described according to a survey made by Erle Drake, County Surveyor, August 14, 1936, as follows:

Beginning on the southeasterly margin of Courtney Avenue at a point 100 feet southwest of the corner of Lots Nos. 6 and 14; thence southeastwardly and parallel with the southwesterly line of Lot No. 14, 329.5 feet, more or less, to the line between Lots Nos. 3 and 4; thence with the line between said two lots, northeastwardly 100 feet to the corner of lots Nos. 3, 4, 7 and 14; thence with the southwesterly line of lot No. 14, northwestwardly 229.5 feet to the corner of Lots Nos. 5 and 6; thence with the line between said two lots, southwestwardly 3 feet; thence northwestwardly and parallel with the southwesterly line of Lot No. 14, 100 feet, more or less, to the southeasterly margin of Courtney Avenue; thence with same, southwestwardly 97 feet to the beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THE HEREIN CONVEYANCE is the following land which was conveyed to Buena Vista Funeral Home by Warranty Deed from Dorothy Marie Jamison, widow, of record in Book 6529, page 287, said Register's Office:

BEGINNING at an iron pin, said pin being the northeast corner of the property conveyed to C.B. S. Realty Company by Deed from Ernest H. Schroeder and wife, Daisy Katherine Schroeder, of record in Book 3792, page 246 of the Register's Office of Davidson County, Tennessee; thence, with the northerly boundary of the C.B.S. Realty Company property, North 55 deg. 19' 48" West, 144.31 feet to an iron pin at an existing chain link fence; thence, North 34 deg. 27' 29" East, 99.75 feet to an iron pin; thence, South 55 deg. 18' 08" East, 152.79 feet to an iron pin; thence, South 39 deg. 19' 20" West, 100.0 feet to the point of beginning, containing 0.34 acres, more or less, (14,811.72 square feet).

Being the same property conveyed to Thomas G. Jamison and wife, Dorothy Marie Jamison, by Warranty Deed from W.H. Outlaw and wife, Mary Grace Outlaw, of record in Book 2275, page 87, Register's Office for Davidson County, Tennessee, the said Thomas G. Jamison having since died, the property vests solely by operation of law in his widow, Dorothy Marie Jamison, the Grantor herein.

EXHIBIT 'B'

1. Real property taxes for 1994 and all future years.

2. Unrecorded easements for roads and utilities, if any.

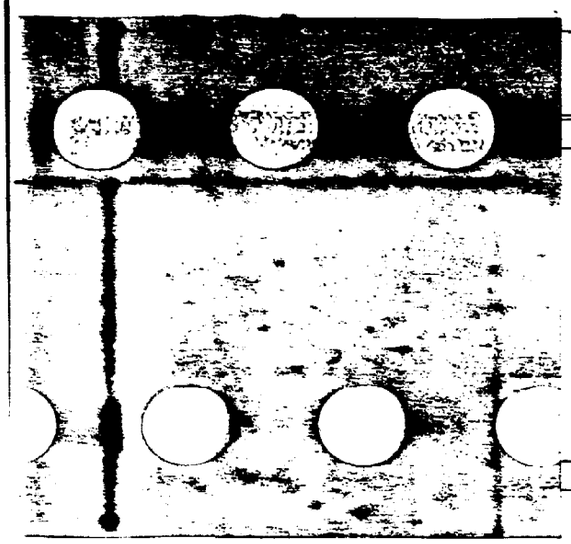
3. Easement to Tennessee Electric Power Company referenced in Deed of record in Book 6529, page 287, said Register's Office.

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

RECEIVED OF _____

FOR _____

BOOK 9370 PAGE 11



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 44000.00
CON TX 162.80
PRFEE 1.00
WDEED 12.00
TOTAL 175.80
CHECK 175.80

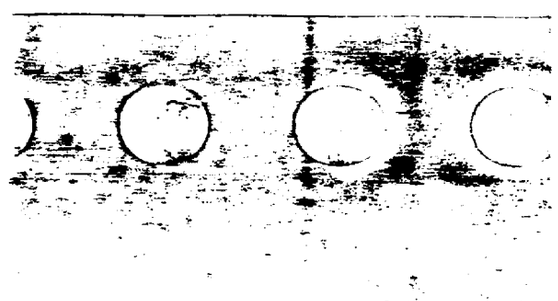
06/06/94 01 15:05 0001 2896

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. & REFERENCE
58119

94 JUN -6 PM 3:04

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.



No. 799671

