BOOK 9761PG815

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
David Rachel and Janet C. Rachel
1303 Stainback Avenue
Nashville, TN 37207

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 92-5
PARCEL 135
11W-39035

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Frances Bond, a widow hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto David Rachel and wife, Janet C. Rachel, as tenants by the entirety, 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:

> BEING part of the westerly one-half of Block Number 31, in the Plan of the Resubdivision of Midway Plan of record in Plat Book 421, Page 11, Register's Office for Davidson County, Tennessee, described as follows:
>
> BEGINNING at a point in the easterly margin of 33rd Avenue North, 200 feet southerly from the southwest corner of 33rd Avenue North and Eden Street; thence with the easterly margin of said Avenue, northwardly 50 feet to the southwest corner of a part of said Block conveyed to George Palmer; thence with the southern boundry of said Palmer Property eastwardly 150 feet to a point on the westerly margin of an alley; thence with the westerly margin of said alley, southwardly 50 feet to a point; thence westwardly 150 feet to the beginning.
>
> Being the same property conveyed to Reece A. Bond and wife, Frances Bond, by deed from J. F. McClellan and wife, Dora McClellan of record in Book 1943, Page 380, Register's Office for Davidson County, Tennessee. The said Reece A. Bond having since died.
>
> This is the same description as in previous deed of record.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record. Taxes for 1995 have been pro-rated and assumed by Grantee(s).

This is improved property known as 938 33rd Avenue North, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said David Rachel and wife, Janet C. Rachel, their heirs and assigns, forever; and I, Frances Bond, a widow do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 10th day of August, 1995.

Frances Bond
Frances Bond

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Frances Bond, a widow the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 10th day of August, 1995.

Gene W. Floyd
NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 3,300.00.

Janet Rachel
AFFIANT

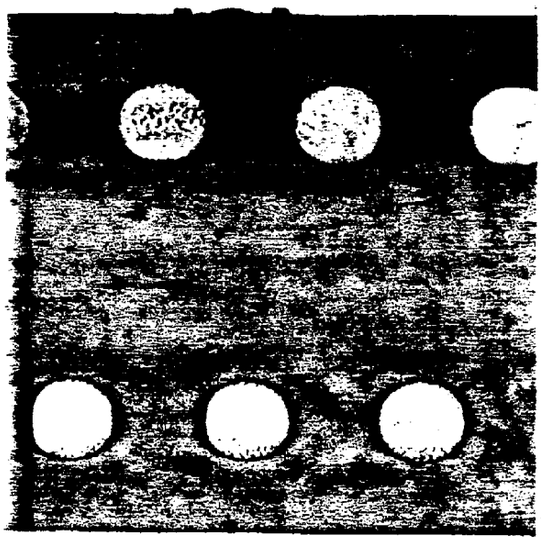
Subscribed and sworn to before me this 10th day of August, 1995.

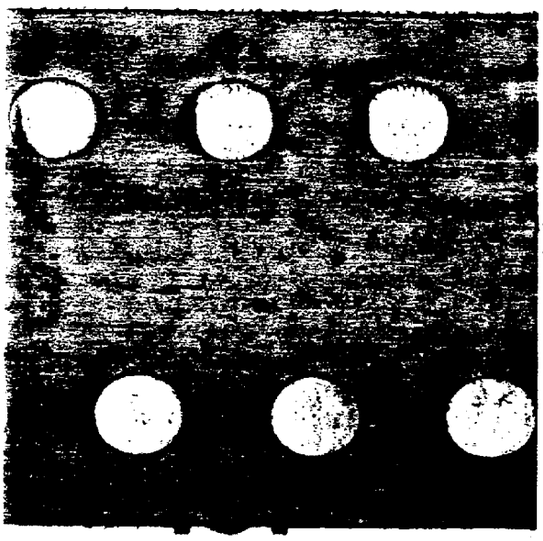
Gene W. Floyd
NOTARY PUBLIC
My Commission Expires: 3/22/97

0089227
IDENTIF. ↑ REFERENCE

95 AUG 14 PM 1:13
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

2175 08/14 0101 03CHECK 21.21





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

RECEIVED OF _____

FOR _____

BOOK 9761 PG 817

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 3300.00
CON TX 12.21
PRFEE 1.00
WDEED 8.00
TOTAL 21.21
CHECK 21.21

08/14/95 01 13:12 0001 2175

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00089227
IDENTIF. # REFERENCE

95 AUG 14 PM 1:13
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 941164