

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF September 19 95

Notary Public

MY COMMISSION EXPIRES: 6-16-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY MBONDS-95-1805
EDWARD SEDDON, ATTORNEY AT LAW
111 W. College Street, Murfreesboro, TN 37130 — 3 Maryland Farms Suite 110, Brentwood, TN 37027
313 E. Main Street Suite 5, Hendersonville, TN 37075 — 1187 Vultee Boulevard, Nashville, TN 37217 — 1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W. H. Bonds (NAME)	SAME (NAME)	MAP 175
4228 Murfreesboro Road (ADDRESS)	(ADDRESS)	PARCEL 80
LaVergne (CITY) Tennessee (STATE) 37086 (ZIP)	(CITY) (STATE) (ZIP)	2ND CIVIL DIST

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, William H. Bonds and Nellie Bonds Throneberry and Donald McKinley Bonds and Gary Bonds

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO W. H. Bonds, married

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:

Located in the 2nd Civil District of Davidson County, Tennessee, Bound on the north by Robert Henry Bonds Estate, by Nellie Bonds Throneberry (Deed Book 3536, page 85 R.O.D.C.) and by William H. Bonds (Deed Book 7489, page 972, R.O.D.C.) on the east by U.S. Hwy 41 & 70 So. (St. Route No. 1); on the south by Tract No. 3 and on the west by The Jacobs Manufacturing Co. (Deed Book 6407, page 924, R.O.D. C.)

Beginning at an iron pin set in the west right of wya of U.S. Hwy 41 & 70 So. (St. Routhe No. 1), 75 feet off centerline, said pin lying 928.21 feet form the north right of way of Parthenon Blvd., being the SE corner of this tract and the NE corner of Tract 3 of this furvey; thence with the north line of Tract 3 S 42 deg. 57' 10" W, 602.11 feet to an iron pin set; thence N 86 deg. 41' 00" W, 444.18 feet to an iron pin set; thence with the east property line f The Jacobs Manufacturing Co. N 03 deg. 16' 10" E 223.00 feet to an iron pin set; thence with the south line of William H. Bonds S 88 deg. 59' 10" E 144.18 feet to an iron post; thence with the south lines of the Robert Henry Bonds Estate and Nellie Bonds Throneberry, respectfully S 88 deg. 00' 00" E, 166.42 feet to a railroad spike found; thence with the southline of Throneberry and the Robert Henry Bonds Estate, respectfully N 40 deg. 30' 20" E, 498.79 feet to an iron pin set in the west right of way of U.S. Hwy. 41 & 70 So.; thence with said right of way S 47 deg. 02' 50" E, 261.60 feet to an iron pin set at the beginning.

Being the same property conveyed to William H. Bonds, Nellie Bonds Throneberry, Doanld McKinley Bonds, and Gary Bonds, by deed from Robert H. Bonds, of record in Will Book 146, page 338, Register's Office for said County.

CONTINUED

unimproved (X)
This is improved ( ) property, known as ____ , Tennessee
(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 26th day of September 19 95

William H. Bonds — Donald McKinley Bonds

Nellie Bonds Throneberry — Gary Bonds

BOOK 9818PG892

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William H. Bonds and Nellie Bonds Throneberry and Donald McKinley Bonds and Gary Bonds

the bargainor s 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 Murfreesboro, Tennessee, this 26th day of September, 19 95.

Commission expires 6-16-97

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

RETURN TO:
CUMBERLAND TITLE COMPANY

EDWARD SEDDON
ATTORNEY - AT - LAW

☐ 313 E. Main Street, Suite 5
Hendersonville, Tennessee 37075

☐ 1885-C Ft. Campbell Boulevard
Clarksville, Tennessee 37042

☐ 1187 Vultee Boulevard
Nashville, Tennessee 37217

☒ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 3 Maryland Farms, Suite 110
Brentwood, Tennessee 37027

BOOK 9818 PG 893

LEGAL DESCRIPTION CONTINUATION

This conveyance is subject to any and all existing easements and restrictions of record.

Loretta A. Bonds joins in this conveyance to convey any and all rights she may have in this property.

Madelyn B. Bonds joins in this conveyance to convey any and all rights she may have in this property.

Evelyn Bonds joins in this conveyance to convey any and all rights she may have in this property.

~~XXXXXXXXXXXXXXXX joins in this conveyance to convey any and all rights~~
~~XXXXXXXXXXXXXXXXX may have in this property.~~

RECORDING FEE 12.00
STATE TAX 592.00
REGISTER'S FEE 1.00
TOTAL PAID 605.00
RECEIPT NO. ______

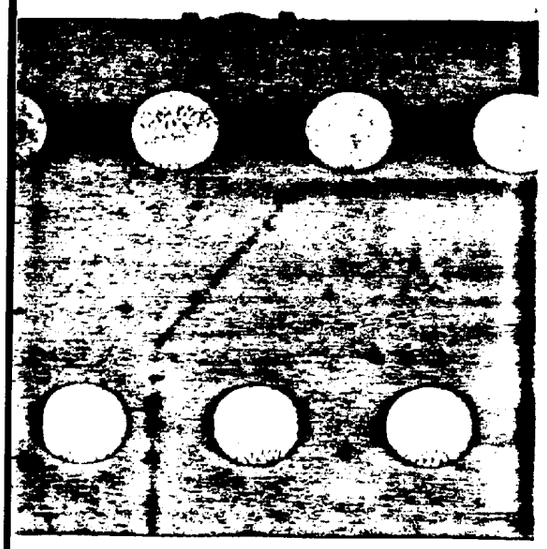
State of Tennessee, Rutherford County
I, Mark H. Moshea, Register of said county and state do certify that the foregoing instrument is registered in said office in book ____ page ____ that it was received ____ at ____ o'clock ____ M and entered in notebook 47 page ____
____ Mark H. Moshea, Reg. ____ Deputy

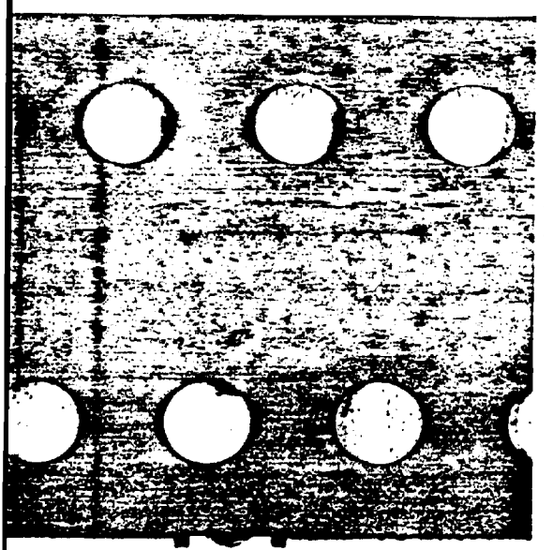
215

3265 10/05 0101 03CHECK 605.00

95 OCT -5 AM 9:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0108916





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

RECEIVED OF _____

FOR _____

BOOK 9818 PG 894

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	
				160000.00
			CON TX	592.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	605.00
			CHECK	605.00
10/05/95	01		09:47 0001	3265

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0108916
IDENTIF. ↑ REFERENCE

95 OCT -5 AM 9:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 962041