STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 9-18-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW
MBONDS - 95-1802

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
John I. Parker & Mark A. Pirtle	Same	MAP 175
(NAME)	(NAME)	
3018 Thompson Lane		PARCEL 80
(ADDRESS)	(ADDRESS)	
Murfreesboro TN 37129		
(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, 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 Lisa Eschelon, Trustee with full power Mark A. Pirtle and John I. Parker

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 Tract No. 4 of this survey; on the east by U.S. Hwy. 41 & 70 So. (St. Route No. 1) on the south by Hurricane Creek, and by CSX Railroad; and on the west by Jerry Matthews (Deed Book 8863, page 744 R.O.D.C.:

Beginning at an iron pin set in the west right of way of U.S. Hwy 41 &70 So.(St. Route No. 1), 75 feet off centerline, being the southeast corner of Tract 4 of this survey and the NE corner of this tract; thence with said right of way S 47 deg. 02' 50" E, 261.60 feet to an iron pin set; thence S 47 deg. 02' 50" E, 255.66 feet to a point in the centerline of Hurricane Creek; thence with the centerline of Hurricane Creek, being against the flow, S 49 deg. 52' 10" W, 404.70 feet to a point in the centerline of Hurricane Creek; thence S 45 deg. 51' 40" E, 50.00 feet to iron pin found in the South margin of Hurricane Creek; thence continuing with South margin of Hurricane Creek S 53 deg. 08' 50" W, 149.70 feet to an iron pin found; thence south 59 deg. 17' 50" W, 461.17 feet to an iron pin found; thence North 66 deg. 13' 40" W, 230.95 feet to an iron pin set; thence South 48 deg. 01' 10" W, 234.20 feet to an iron pin set; thence South 05 deg. 57' 30" W, 189.20 feet to an iron pin set; thence South 30 deg. 30' 20" E, 366.16 feet to an iron pin set; thence South 27 deg. 03' 30" W, 223.05 feet to an iron pin found in the North right of way line of CSX Railroad, 50' off centerline; thence continuing with North right of way line of CSX Railroad North 77 deg. 13' 50" W, 200.53 feet to an iron pin set; thence with the east line of Matthews North 03 deg. 29' 00" E, 60.53 feet to an iron pin found; thence North 03 deg. 16' 20" E, 681.32 feet to an iron pin found; thence North 03 deg. 19' 00" E, 290.17 feet to an iron pin set; thence North 03 deg. 19' 00" E, 240.61 feet to an iron pin found; thence North 03 deg. 16' 10" E, 9.39 feet to an iron pin set; thence with South line of Tract 4 South 86

CONTINUED

unimproved (X)
This is improved ( ) property, known as _____
(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 9818 PG 896

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

95 OCT -5 AM 9:45

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

IDENTIF. & REFERENCE

0108917

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

LEGAL DESCRIPTION CONTINUATION

deg. 41' 00" E, 444.18 feet to an iron pin set; thence North 42 deg. 57' 10" E, 602.11 feet to an iron pin set at the beginning.

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

This tract is subject to a TVA Transmission Line Easement and three TVA Towers (Deed Book 4657, page 489, R.O.D.C.) running through the center of this tract; a 30 foot Nashville Electric Easement (Deed Book 4583, page 428 R.O.D.C.) along the west line; a 20 foot sewer line easement (Deed Book 4435, page 17 R.O.D.C.); a 20 foot sewer line easement (Deed Book 7529, page 989 R.O.D.C.); a 20 foot sewer line easement (Deed Book 4435, page 12 R.O.D.C.); and a CSX Railroad 50 foot Charter Right of Way along the south line of this tract. Plat sets out a drainage easement running west to east as per plat, plat sets out 100 year year flood line, Right of Way and flowage rights for Hurricane Creek, Davidson County and Rutherford County, county line as set out per plat, subject to Right of Way to US Hwy 41 & 70 and State Route No. 1, subject to Right of Way for Bridge maintenance and upkeep located on U.S. Hwy 41 & 70 and State Route No. 1 as located at the SE corner of said lot.

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

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

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

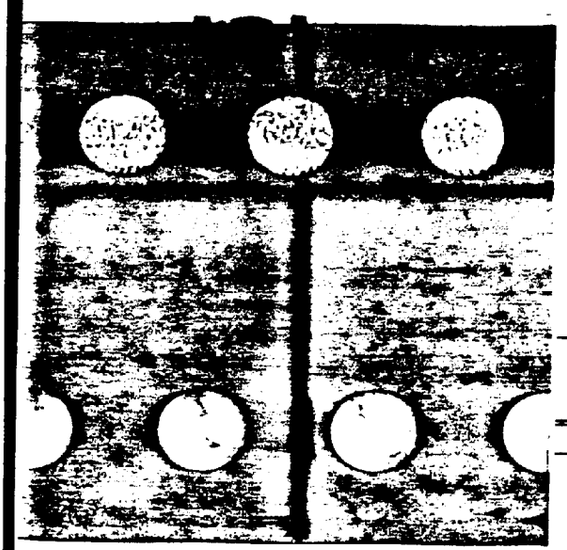
Madelyn B. Bonds
she joins in this conveyance to convey any and all rights may have in this property.

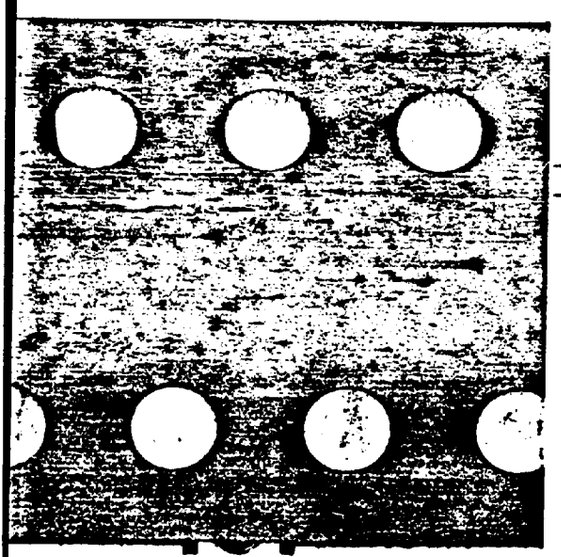
_____ joins in this conveyance to convey any and all rights _____ may have in this property.

RECORDING FEE 12.00
STATE TAX 462.50
REGISTER'S FEE 1.00
TOTAL PAID 475.50
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 Oct. 2 1995 at ____ o'clock ____ M and entered in notebook 47 page 1 Mark H. Moshea, Reg. ____ Deputy

95/05 0101 03CHECK 475.50





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

RECEIVED OF _____

FOR _____

BOOK 9818 PG 898

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

MAMT 125000.00
ERR CO
MAMT 125000.00-
CAMT 125000.00
CON TX 462.50
PRFEE 1.00
[illegible] 12.00
TOTAL 475.50
CHECK 475.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/05/95 01 09:48 0001 3266

0108917
IDENTIF. # REFERENCE

95 OCT -5 AM 9:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 962042