BOOK 10445 PG 618

Mail

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

# Warranty Deed

8230 05/07 0101 03CHECK 284.65

| ADDRESS NEW OWNERS: | PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES: | MAP-PARCEL NOS. |
|---|---|---|
| Molly Ann Bond<br>6537 Clarksville Hwy<br>Joelton, Tn. 37080 | Same as New Owner | Map 49<br>Parcel 71.02<br>Field Book 13DZ 24455 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, CARL BENTON ALEXANDER and wife, LAURA MYRTLE ALEXANDER, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto MOLLY ANN BOND, hereinafter referred to as the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> LAND in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by E. L. Miller, Jr. & Co., May 7, 1963, as follows:
>
> BEGINNING at an iron pin on the northerly margin of Stevens Lane North 86 deg. 50 min. West 354 feet from the northwest corner of said Lane and Buena Vista Pike; thence with the northerly margin of said Lane north 86 deg. 50 min. West 106.5 feet to an iron pin; thence with a fence North 4 deg. West 189 feet to an iron pin; thence North 87 deg. 45 min. East 106.5 feet to an iron pin; thence South 3 deg. 45 min. East 199.5 feet to the beginning.
>
> BEING the same property conveyed to Carl Benton Alexander and wife, Laura Myrtle Alexander, by deed from Howard B. Moore and wife, Margie M. Moore, of record in Book 3578, page 505, Register's Office for Davidson County, Tennessee.
>
> The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.
>
> The current mailing address for said property is 3508 Stevens Lane, Nashville, TN 37218.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

And WE, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1997, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

0302365
IDENTIF. ↑ REFERENCE

97 MAY -7 AM 10: 17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

And WE, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 6th day of May, 1997.

"GRANTORS"

Carl Benton Alexander
CARL BENTON ALEXANDER

Laura Myrtle Alexander
LAURA MYRTLE ALEXANDER

"GRANTEE"

Molly Ann Bond
MOLLY ANN BOND

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARL BENTON ALEXANDER and wife, LAURA MYRTLE ALEXANDER, and MOLLY ANN BOND, 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, at office, this the 6th day of May, 1997.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

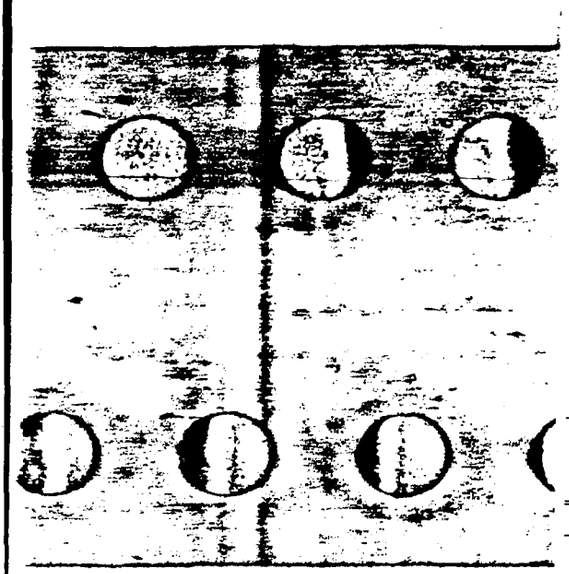
The actual consideration or value, whichever is greater, for this transfer is $74,500.00.

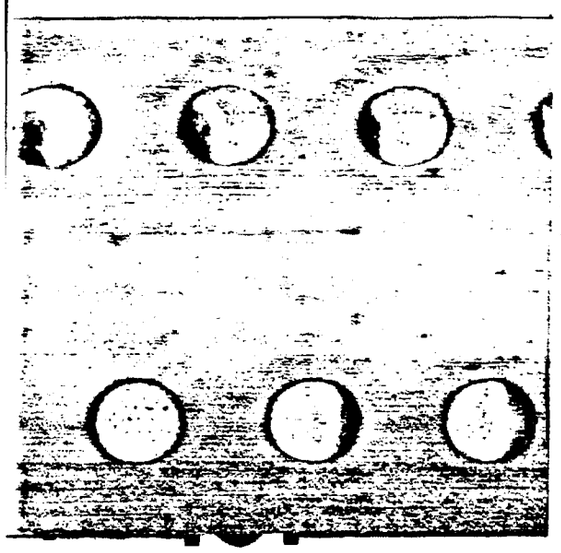
Molly Ann Bond
Affiant

Sworn to and subscribed before me, this the 6th day of May, 1997.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997





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

RECEIVED OF _____

FOR BOOK 10445 PG 620

| | | |
|---|---|---|
| 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 74500.00 |
| | | | | CON TX 275.65 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 284.65 |
| | | | | CHECK 284.65 |
| 05/07/97 | 01 | | | 10:20 0001 8230 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0302365
IDENTIF. ↑ REFERENCE

97 MAY -7 AM 10: 17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.**1148290