10787 pg 759 506

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 3310 West End Avenue, Suite 410 Nashville, Tennessee 37203	COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 785,000.00 Affiant Margaret A. Taylor SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January 1998 Notary Public MY COMMISSION EXPIRES (MUST BE SEALED) Sept 23, 2000

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

WARRANTY DEED

GCB

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Mayberry, Trustee (NAME)	SunTrust Bank, Nashville, N.A. (NAME)	MAP 116-7
220 Lynnwood Blvd. (ADDRESS)	P.O. Box 105277 (ADDRESS)	PARCEL 58
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	Atlanta, GA 30348-5277 (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, Gwendolyn C. Bond and James H. Bond, husband and wife,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GCB Brian Mayberry, Trustee

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:

Tract 1:
Land in Davidson County, Tennessee, being part of Lot Number 34 in Royal Oaks Land Company's Subdivision of the Baker Tract, as shown of record in Plan Book 421, page 102, Register's Office for said County.

Said part of Lot No. 34 fronts 100 feet on the east side of Lynwood Avenue, and runs back between parallel lines 200 feet to the west line of Lot Number 33 in said plan and described as follows: COMMENCING on the East side of Lynwood Boulevard 250 feet North from the intersection of Lynwood Boulevard and Second Street, and running thence eastwardly 200 feet, parallel with Second Street to the west margin of Lot Number 33; thence northerly 100 feet, with the west margin of Lot Number 33, 100 feet; thence westerly 200 feet to the east margin of Lynwood Boulevard; thence, southerly with the east line of Lynwood Boulevard 100 feet to the beginning.

Tract 2:
Being part of Lot 22 in Royal Oaks Land Company's Plan of record in Book 421, pages 102, and 103, Register's Office of Davidson County, Tennessee, said part of Lot Number 33 fronts 100 feet on the westerly side of Dupont Avenue and runs back between parallel lines 200 feet to the Easterly margin of Lot Number 34 in said plan and is described as follows: COMMENCING at a point on the north side of Dupont Avenue, 250 feet northerly from the northwest corner of Dupont Avenue and Second Street and runs thence northerly 100 feet with the westerly margin of Dupont Avenue; thence westerly parallel with Second Street 200 feet to the easterly margin of Lot Number 34 thence south 100 feet with the easterly margin of Lot Number 34 to a point thence easterly 200 feet to the westerly margin of Dupont Avenue, or the beginning.

CONTINUED

unimproved ( )
This is improved (X) property, known as 220 Lynnwood Blvd., Nashville, Tennessee 37205
(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 29th day of January 19 98

Gwendolyn C. Bond
Gwendolyn C. Bond

James H. Bond
James H. Bond

BOOK 10787 PG 760

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 Gwendolyn C. Bond

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 instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of January 19 98.

Commission expires Sept 23, 2000

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

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 James H. Bond the bargainor, with whom I am personally acquaited or proved to me on this basis of satisfoactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of January, 1998.

Notary Public

My Commission Expires:

~~My Commission Expires 7-25-98~~

98 FEB -9 PM 1:12

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

1307 02/09 0101 03CHECK

0398774

IDENTIFICATION REFERENCE

2917.50

LEGAL DESCRIPTION CONTINUATION

Tract 3:
All of Grantors right title and interest in and to a tract of land bding the Westerly 25 feet of Dupont Avenue which was closed by Ordinance 90-11 of the City of Belle Meade on December 19, 1990.

Being the same property conveyed to Gwendolyn C. Bond by Quitclaim Deed from James H. Bond of record in Book 9727, page 325, said Register's Office.

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

RECEIVED OF _____

FOR _____

BOOK 10787 PG 762

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
785000.00
CON TX 2904.50
PRFEE 1.00
WDEED 12.00
TOTAL 2917.50
CHECK 2917.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/09/98 01 15:14 0001 1307

0398774
IDENTIF. ↑ REFERENCE

98 FEB -9 PM 1:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1251847