B0436
P182

Davidson County DEEDWARR
Recvd: 01/04/01 16:00 3pgs
Fees:15.00 Taxes:1202.50
20010104-0001507

THIS INSTRUMENT PREPARED BY:

JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Elbert L. Lumley, et. al. 712 Dickerson Pike Nashville, TN 37207-5609	New Owner	Map 82-6 Parcel 79.00

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, the undersigned, **DONALD M. BONDS and wife, EVELYN S. BONDS**, hereinafter collectively called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **ELBERT L. LUMLEY and wife, ALLISON S. LUMLEY**, hereinafter collectively called the Grantees, their heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Lot 3 on the Plan of The Nashville Housing Authority Subdivision Number Two, of record in Plat Book 4300, page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.
>
> Being the same property conveyed to Robert H. Sowell and wife, Ann C. Sowell by deed from ISS International Service System, Inc., of record in Book 8397, page 426, Register's Office for Davidson County, Tennessee. The said Robert H. Sowell and wife, Ann C. Sowell having since conveyed the property to Donald M. Bonds and wife, Evelyn S. Bonds by Quitclaim Deed of record in Book 8941, page 514, said Register's Office.
>
> This is improved property known as 712 Dickerson Pike, Nashville, TN 37207-5609.

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, successors and assigns, forever; and Grantors do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except for those items shown on Exhibit "A"; and Grantors do further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 3rd day of January, 2001.

Donald M. Bonds

Evelyn S. Bonds

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 Donald M. Bonds and wife, Evelyn S. Bonds, the bargainors, 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, this 3rd day of January, 2001.

NOTARY PUBLIC
My Commission Expires: 5/27/01

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $325,000.00.

Affiant

Subscribed and sworn to before me this 3rd day of January, 2001.

Notary Public
My commission expires:

WD3.401

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 28, 2001
STATE OF TENNESSEE

Exhibit "A"

(Permitted Encumbrances)

1. Taxes for the year 2001 and subsequent years, a lien not yet due and payable. The said 2001 taxes have been prorated among the parties and assumed by the Grantees herein.

2. Matters shown on the plan of record in Plat Book 4300, page 67, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants contained in Deed of record in Book 4544, page 98, said Register's Office.

4. Easements, if any, contained within former Alley No. 720, said alley having been closed by Metropolitan Council Bill No. 64-257.