Davidson County DEEDWARR
Recvd: 06/09/03 14:54 2pgs
Fees:13.00 Taxes:518.00

20030609-0079308

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$140,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE JUNE 3, 2003.

Notary Public

MY COMMISSION EXPIRES: 3/11/06

(AFFIX SEAL)

LOUISE N. TURPIN NOTARY PUBLIC AT LARGE WILSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Wilson County, Inc., 1281-G North Mt. Juliet Road, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Byron V. Bush	OWNER	Map 186, Parcel 14
1652 Sunset Road		5D 19601
Brentwood, Tennessee 37027		
(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, **RACHEL Y. BONDS, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BYRON V. BUSH, 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:

Being a certain parcel of land located in the 31st Councilmanic District of Nashville-Davidson County, Tennessee; also being that parcel of land located in the southeast quadrant of the intersection of Nolensville Road and Burkitt Road and further described according to a survey made by C. Michael Moran, R.L.S., 12168 Patterson Road, Rockvale, TN 37153, Tennessee No. 970, dated May 21, 2003, as follows:

Beginning at an iron rod situated at the intersection of the easterly margin of Nolensville Road (70 feet, more or less) and the southerly margin of Burkitt Road (50 feet, more or less); thence leaving the said margin of Nolensville Road and with the said southerly margin of Burkitt Road North 87 deg. 27 min., 47 sec. East, 352.47 feet to an iron rod; said iron rod being the most northwesterly corner of the Michael Ray Bolton, etux, property as of record in Book 4857, Page 813, Register's Office, Davidson County, Tennessee; thence, leaving the said margin of Burkitt Road and along the boundary line of Bolton South 23 deg. 40 min. East, 171.98 feet to an iron rod; thence, South 67 deg. 55 min. West, 259.50 feet to an iron rod situated in the aforementioned margin of Nolensville Road; thence, leaving the boundary line of Bolton and along the said margin of Nolensville Road, North 37 deg. 02 min. 13 sec. West, 300.00 feet to the point of beginning, containing 1.51 acres, more or less.

Being the same property conveyed to C. C. Bonds by deed from Annie E. Legraff, unmarried of record in Book 5896, Page 997, Register's Office, Davidson County, Tennessee. The said C. C. Bonds having since deceased, leaving said property to his wife, Rachel Y. Bonds by Last Will & Testament, not being probated.
C. C. Bonds; Charlie Clifton Bonds and Charles C. Bonds is one and the same person.
James Floyd Bonds Executed this instrument on behalf of Rachel Y. Bonds pursuant to a Power of Attorney which is being placed of record concurrently herewith.
This is the same description as in previous deed of record.
This conveyance is subject to any and all easements and minimum building setback lines of record.

THIS conveyance is made subject to easements, restrictions, , encumbrances and ordinances as they affect the premises.

unimproved ☒

This is improved ☐ property, known as 1.51 Acres Corner of Nolensville Rd.&Burkitt Rd., Antioch, TN 37013

(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 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 my/our hand(s) this June 3, 2003.

Rachel Y. Bonds (Attorney-in-fact)
Rachel Y. Bonds
By: James Floyd Bonds, Attorney-in-Fact
James Floyd Bonds

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James Floyd Bonds as Attorney-in-Fact for Rachel Y. Bonds, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that James Floyd Bonds executed the within instrument for the purposes therein contained and who further acknowledged that James Floyd Bonds is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 3rd day of June, 2003.

My Commission Expires: 3/11/06

Louise N. Turpin
NOTARY PUBLIC

Notary Public

