Davidson County DEEDWARR
Recvd: 02/09/04 13:11 2pgs
Fees:13.00 Taxes:325.60
20040209-0015404

[ADDRESS NEW OWNER:] **[SEND TAX BILLS TO:]** **[MAP-PARCEL NO.]**

Legendary Intensive Carpet Restoration Associates	(NEW OWNERS)	Map 148
2201 Murfreesboro Rd Pike B207		Parcel 60
Nashville, TN 37217		

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nashville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Virginia Bond, a widow,** (The "Grantor") have bargained and sold, and by these presents does transfer and convey unto **Legendary Intensive Carpet Restoration Associates,** (The "Grantee"), their heirs and assigns certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 2 on the plan of A.G. Payne's Quinn and Bigley Lands, of record in Minute Book "J", page 391, Chancery Court at Nashville, described as follows:

BEGINNING in the center of Mims Road at the southwest corner of that part of said Lot No. 2 conveyed to Thomas R. Herrod and wife, by deed from J.E. Foster, et al, of record in Book 2644, page 49, said Register's Office; thence with the center of said Road; westwardly 90 feet to the southeast corner of that part of said Lot No. 2 formerly owned by J.E. Foster, of record in Book 965, page 50, said Register's Office; then with said Foster's eastern boundary lines; northwardly 210 feet; thence, eastwardly 90 feet to the northeast corner of said Herrod property; thence, with said Herrod's western boundary line, southwardly 210 feet to the to the beginning.

Being the same property conveyed to Aron Bond and wife, Virginia Bond by deed of record in Book 4217, page 148, said Register's Office. The said Aron Bond having since died.

This conveyance is subject to the following:

1. 2004 Taxes, a lien not yet due and payable.
2. All matters appearing on the Plan of record in Minute Book "J", page 391, said Register's Office.

This is improved property known as: **3283 Franklin Limestone Road, Nashville, TN 37211** Antioch 37013 V.B.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $88,000.00.

Virginia Bond
Affiant

Subscribed and sworn to before me this 30th day of January, 2004.

Judy Painter-Rose
Notary public:

My Commission Expires MAR. 31, 2007
My Commission Expires: _____

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and/or assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 30th day of January, 2004.

Virginia Bond

VIRGINIA BOND

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 **VIRGINIA BOND** on the basis of satisfactory evidence, and who acknowledged **SHE** executed the within instrument.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of January, 2004.

Judy Painter-Rose
Notary Public

My Commission Expires MAR. 31, 2007
my commission expires: _____