This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

Davidson County DEEDWARR
Recvd: 07/08/04 15:09 2 pgs
Fees:13.00 Taxes:427.35
20040708-0081407

# WARRANTY DEED

Address new owner as:
Johnnie Bond, Jr. *etux*
6537 Clarksville Hwy
Joelton, TN 37080

Send tax bills to:
Same

Map-Parcel
Map 60-7
Par 53

**FOR AND IN CONSIDERATION** of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Freda Joyce Blair, a/k/a Freda J. Blair, ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to Johnnie Bond, Jr., and wife, Molly Ann Bond, ("Grantees"), their heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Being Lot No. 36 on the Plan of Hillhurst Acres, § IV, as of record in Book 2854, page 62, Register's Office for Davidson County, Tennessee.

Said Lot fronts 130 feet on the south side of Lyndale Drive and runs back 191.7 feet on the east line and 189.3 feet on the west line to a dead line in the rear on which it measures 107 feet.

Being the same property conveyed to Kenneth E. Blair, unmarried and Freda Joyce Blair, as tenants in common by deed from Rebecca Z. Webb, a widow, dated November 13, 1982, and recorded in Book 5960, page 519, said Register's Office. The said Freda Joyce Blair having conveyed her interest to Kenneth E. Blair unmarried, by Quitclaim Deed dated July 3, 3003, and recorded as Instruments No. 20030813-0116228, said Register's Office. The said Kenneth E. Blair having since died on October 13, 2003.

This is improved property known as 3016 Lyndale Drive, Nashville, Tennessee.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging to Grantees their heirs and assigns, forever.

And I, the Grantor, covenant with the Grantees that I am lawfully seized and possessed of said land in fee simple; that I have a good right to convey it, and that the same is unencumbered, except as otherwise herein set forth, and subject to restrictive covenants of record and for real property taxes for the year 2004.

And I, the Grantor, further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

This description is the same used in the previous deed of record.

**WITNESS** my hand this 8th day of July, 2004.

Freda J. Blair

FREDA JOYCE BLAIR

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Freda Joyce Blair, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that I executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of July, 2004.

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration or value whichever is greater, for this transfer is $115,500.00.

Johnnie Boyd, Jr.

AFFIANT

Subscribed and sworn to before me, this 8th day of July, 2004.

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires SEPT. 22, 2007

**THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.**