BILL GARRETT, Davidson County
Trans:T20090058801 DEEDWARR
Recvd: 08/27/09 11:37 2 pgs
Fees:13.00 Taxes:962.00
20090827-0080645

WARRANTY DEED

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $260,000.00

Affiant

Subscribed and Sworn to before me, this 21st day of August, 2009.

Notary Public

My commission expires: 3-4-13

PHYLLIS KEEMAN
STATE
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 205 Powell Place, Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Leanne B. Parsons 2952 Primrose Circle Nashville, TN 37212	Bank of America, N.A. 9000 Southside Blvd. Jacksonville, FL 32256	11703006200

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Elizabeth Cyprus, unmarried,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Leanne B. Parsons, unmarried, and Charles S. Bond, married,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 1 of Block B on the Map of Belmont Terrace Annex No. 4 of record in Book 974, page 97, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 60 feet on the southerly side of Primrose Circle and runs back between parallel lines 186.1 feet on the westerly line along the easterly line of an unnamed street, 162.5 feet along the easterly line to the margin of the Tennessee Central Railroad on which it measures 115 feet.

INCLUDED BUT SPECIFICALLY EXCLUDED is that portion of the property conveyed to the State of Tennessee for construction of a controlled access highway and for ingress and egress to and from of record in Book 4795, page 753, more particularly described as follows:

Beginning at a point in the south boundary of this property, said point being South 57 deg. 38' West 75.3 feet along the said boundary from its intersection with the west margin of Primrose Circle at another point that is 1227.1 feet south and west of the east exit of Primrose Circle on Primrose Avenue; thence along the said south boundary South 57 deg. 38' West 86.5 feet to a point in the north right of way of the Tennessee Central Railroad; thence along the said right of way if the Tennessee Central Railroad; thence along the said right of way North 34 deg. 39' West 115.0 feet to a point; thence North 75 deg. 11' East 950 feet to a point; thence South 32 deg. 51' East 85.5 feet to the point of beginning and containing 8,790 square feet and being part of the property conveyed by Frank P. Petzold and wife to Hilda A. Nutting of record in Book 1258, page 172, Register's Office for Davidson County, Tennessee.

There is also hereby conveyed a permanent easement for the construction and maintenance of an electric power transmission line and underground sanitary sewers. This conveyance includes the right of the State of Tennessee, Department of Transportation, its assigns and its servants and agents to construct, operate, maintain,

repair, replace and inspect electric power transmission and sanitary sewer improvements within the limits of the aforementioned easement which is described as follows: Beginning at the same point described above; thence North 32 deg. 51' West 85.5 feet to a point; thence North 75 deg. 11' East 10.5 feet to a point; thence South 32 deg. 51' East 81.9 feet to a point in the said south boundary; thence along the said south boundary South 57 deg. 38' West 10.0 feet to the point of beginning and containing 855 square feet.

Being the same property conveyed to Elizabeth Cyprus by deed dated 2/25/05 from Mark S. Miller of record in Instrument No. 20050303-0023260, Register's Office for Davidson County, Tennessee.

Taxes for the year 2009 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 974, Page 97, said Register's Office.

Subject to restrictions of record in Book 662, Page 807; Book 1174, page 492; and Book 1191, page 223, said Register's Office

This is ( ) improved (x) unimproved property known as 2952 Primrose Circle, Nashville, TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 hands this 21st day of August, 2009.

Elizabeth Cyprus

Elizabeth Cyprus

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Elizabeth Cyprus** the within named 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 Brentwood, Tennessee, this 21st day of August, 2009.

Phyllis Keenan

Notary Public

My Commission Expires: 3-4-13

PHYLLIS KEENAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY