K 2336

WARRANTY DEED Form 1001 **Published by Tennessee Title Company**

For and in consideration of the sum of $ $10.00

TEN & NO/100 **DOLLARS**

cash in hand paid and other valuable considerations, the receipt of which is hereby acknowledged, we, Albert R. McPherson and wife, Dorothy Jean McPherson

have bargained and sold, and by these presents do transfer and convey unto the said Roy L. Boner and wife, Mary Geraldine Boner, 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. 56 on the Map of Rolling Acres No. Two, Section One, as of record in Book 1424, page 45, Register's Office for said County, and described as follows:

Beginning at a point in the southerly margin of Tillman Street, at the common corner of Lots 56 and 57; thence with the line between said lots, southerly 115.1 feet to the corner of Lot 55; thence with the line between Lots 55 and 56, easterly 114.95 feet to the westerly margin of Groves Park Road; thence with the margin of the same northerly 80 feet to the beginning of a curve; thence around said curve northwesterly 47.57 feet to the southerly margin of Tillman Street; thence with the margin of the same westerly 78.7 feet to the beginning.

Being the same property conveyed to Albert R. McPherson and wife, Dorothy Jean McPherson, by deed from Harold E. Hunter and wife, of record in Book 2694, page 248, said Register's Office.

Subject to restrictions of record in Book 1541, page 101, Book 1627, page 281 and Book 1646, page 623, and plan of record in Book 1424, page 45, Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest **thereto belonging to the said** Roy L. Boner and wife, Mary Geraldine Boner their heirs and assigns, forever.

And we **do covenant with the said** Roy L. Boner and wife, Mary Geraldine Boner 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.

And we, Albert R. McPherson and wife, Dorothy Jean McPherson **do further covenant and bind** ourselves, our heirs and representatives, to warrant and forever **defend the title to the said land to the said** Roy L. Boner and wife, Mary Geraldine Boner their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 9th day of December, 1974.

Albert R. McPherson

Dorothy Jean McPherson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Frances J. Sperry, a Notary Public in and for said County and State, the within named Albert R. McPherson and Dorothy Jean McPherson

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 9th day of December, 1974.

Commission expires July 23, 1977

Frances J. Sperry
Notary Public

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