K 2599

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars and other good and valuable considerations, the receipt of which is hereby acknowledged, I, J. W. Boner, widower of Ollie Boner, deceased, have bargained and sold, and by these presents do transfer and convey unto the said William Thaxton Boner in fee simple absolute, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Beginning at a stone in the middle of a county road extending eastwardly from Jim Town on Murphreesboro Pike near Browns Creek to Phillips Ford on Stone River, said stone being Alex Buchanan's northeast corner and runs thence with said Buchanan's line south 2¼ degrees west 40.72 poles to a stone, Mrs. Mary Bell's northeast corner; thence south 1-3/4 degrees west with her line and Sam Waggoner's line 98.88 poles to a stone, the northwest corner of Rebecca Pulley's dower tract; thence south 87½ degrees east 76.4 poles to stone, Ben McLendon's southwest corner 6 poles west of the northeast corner of widow B. Pulley's dower tract; thence with the county road north 2¼ degrees east 44.8 poles to a stone; thence north 1-3/4 degrees east 25.36 poles to a stone in the center of road; thence north 22¼ degrees east 30.84 poles to a stone, Tom McLendon's northwest corner; thence north 27¼ degrees east 4.88 poles to a stone, near the east margin of road; thence north 77 degrees west 38¼ poles with road to a stone; thence 87 degrees west 8.05 poles with road to a stone on south margin of said road; thence north 89 degrees west 15.68 poles to a stone; thence north 65¼ degrees west 18 poles to a stone on south margin of said road; thence north 47 degrees west 13 poles to a stone, the beginning.

The same being the lands conveyed under direction of the Chancery Court by the then Clerk and Master, J. R. West in accordance with a decree entered on page 436 of Minute Book 126 of record at the Clerk and Master's Office, Davidson County, Tennessee, also of record in Book 871, page 546, Register's Office, Davidson County, Tennessee;

EXCEPT the following parcels of the above described lands which shall not pass under this conveyance:

A parcel containing 2½ acres, more or less conveyed to Frank Wade by deed of record in Book 1555, Page 259 reference to which is hereby made;

ALSO A parcel containing 3/4 acre, more or less, conveyed to Rufie Poteete and wife, Elizabeth Poteete, by deed of record in Book 1944, Page 485, reference to which is hereby made.

ALSO A parcel containing 1½ acres, more or less, conveyed to Jake Watkins by deed of record in Book 2102, Page 60, reference to which is hereby made;

The whole of the lands hereby conveyed containing 57¼ acres, more or less.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William Thaxton Boner in fee simple absolute

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