K 2856

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of FIFTEEN THOUSAND FIVE HUNDRED AND NO/100 ------ ---------- ($15,500.00) ---------- DOLLARS

Cash in hand paid by Frederick E. Rossnagel and wife, Dorothy L. Moore Rossnagel, the receipt of which is hereby acknowledged, we,

OLY THOMAS BONER AND WIFE, MARGARET G. BONER

_____ have bargained and sold, and by these presents do transfer and convey unto the said FREDERICK E. ROSSNAGEL AND WIFE, DOROTHY L. MOORE ROSSNAGEL

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Map of Nor Moor Subdivision, as of record in Book 2133, page 54, Register's Office for said County, described as follows:

Said Lot No. 5 begins at a point in the northerly margin of Quinn Court at the southeast corner of Lot No. 4; thence with the line between said Lots Nos. 4 and 5 northeasterly 195.7 feet to a point; thence south 46° 19' east 511.6 feet to a witness monument; thence continuing in the same direction 120 feet, more or less, to the center of Mill Creek; thence with the center of said Creek, southwesterly 27 feet, more or less, to the corner of Lots Nos. 5 and 6; thence with the line between said lots northwesterly 305.7 feet, more or less, to the northeast corner of said Lot No. 6; thence with the northerly boundary line of Lot No. 6 westerly 170.9 feet to the easterly margin of Quinn Court; thence around a curve on the margin of said Court in a northwesterly direction 48 feet to a concrete monument, the beginning of another curve; thence around said curve in a northwesterly direction 17.2 feet to a concrete monument in the northerly margin of said Court; thence with the margin of said Court northwesterly 79.9 feet to the point of beginning.

Being the same property conveyed to Oly Thomas Boner and wife, Margaret G. Boner, by warranty deed from Clyde D. Smith and wife, Dorothy F. Smith, as of record in Book 2271, page 465, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and set-back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Frederick E. Rossnagel and wife, Dorothy L. Moore Rossnagel their heirs and assigns, forever.

And we do covenant with the said Frederick E. Rossnagel and wife, Dorothy L. Moore Rossnagel 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, Oly Thomas Boner and wife, Margaret G. Boner do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Frederick E. Rossnagel and wife, Dorothy L. Moore Rossnagel, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 26th day of November, 1958

Oly Thomas Boner
Margaret G. Boner

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