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TENNESSEE TITLE COMPANY

WARRANTY DEED FORM 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ EIGHT HUNDRED NINETY-FOUR and 56/100

($894.56) - DOLLARS

the receipt of which is hereby acknowledged, and

the assumption of loan due 1st Federal Savings & Loan Association in the amount of $7,305.44, secured by Deed of Trust of Lee Greely Boner and wife, Ruth H. Boner, to Herschel Greer, Trustee, to secure Guaranty Mortgage Co. of Nashville, recorded in Book 2527, page 591, Register's Office of Davidson County.

We, Lee Greely Boner and wife, Ruth H. Boner, have

have bargained and sold, and by these presents do transfer and convey unto the said

A. B. Crisler and wife, Helen A. Crisler,

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. 27, on the Map of Spence Circle Subdivision, as of record in Book 1424, Page 62, Register's Office for said County.

Said Lot No. 27 fronts 70 feet on the northerly margin of Spence Circle and extends back between parallel lines 233.84 feet to a dead line.

Being the same property conveyed to Irvin R. Merickle and wife, Nannie Margaret Merickle, by warranty deed from Home Builders of Nashville, Inc. as of record in Book 1675, page 143, said Register's Office, and

also being the same property conveyed to Lee Greely Boner and wife, Ruth H. Boner, by warranty deed from Irvin R. Merickle and wife, Nannie Margaret Merickle by deed of record in Book 2543, page 597, said Register's Office.

This conveyance is made subject to Restrictive covenants of record in Book 1631, page 182, Register's Office for Davidson County, Tennessee, and the plan of record in Book 1424, page 62, said Register's Office, which shows a 40 foot setback line from Spence Circle and a 10 foot easement across the rear of the lot for public utilities.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said A. B. Crisler and wife, Helen A. Crisler,

their heirs and assigns, forever.

And we do covenant with the said A. B. Crisler and wife, Helen A. Crisler

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. 1959 taxes assumed by purchasers.

And we, Lee Greely Boner and wife, Ruth H. 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 A. B. Crisler and wife, Helen A. Crisler

their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 9th day of January, 19 59

Lee Greely Boner

Ruth H. Boner

STATE OF TENNESSEE }
DAVIDSON COUNTY }

Personally appeared before me, H. Houston Hagar, a Notary Public in and for said County and State, the within named Lee Greely Boner and wife, Ruth H. Boner, and A. B. Crisler and Helen A. Crisler

the bargainor, 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 January, 19 59

Commission expires February 1, 1960.

H. Houston Hagar
Notary Public
H. HOUSTON HAGAR

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