K 2864

WARRANTY DEED

FROM 12111
JAMES L. BONER, ET UX,

TO
RUFORD F. HELTON, ET UX.

Earl Thompson, Attorney
508 Nashville Trust Building
Nashville 3, Tennessee
Telephone AL5-7794

Attorneys Title Company
Titles Guaranteed
Suite 5, Stahlman Bldg.
NASHVILLE, TENN.

WARRANTY DEED — ATTORNEYS TITLE COMPANY

For and in Consideration of the sum of $10.00 - - - - - - - - - - - - - - -

TEN AND- -00/100 DOLLARS

cash paid by Ruford F. Helton and wife, Emma D. Helton, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

We, James L. Boner and wife, Mildred Louise Hastings Boner,

have bargained and sold, and by these presents do transfer and convey unto the said Ruford F. Helton and wife, Emma D. Helton, 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. 85 on the Plan of Walnut Grove, as of record in Book 2133, page 87, Register's Office for said County, and described as follows:

BEGINNING at a point in the northerly margin of June Drive at the corner of Lots 85 and 86; thence with the line between said lots northerly 178 feet to a corner of Lot 92; thence with the line between Lots 85 and 92, northeasterly 22.2 feet to a point; thence easterly 146.8 feet to a point in what should be the west margin of Cottage Lane when extended; thence with the margin of the same southerly 136.8 feet to the beginning of a curve; thence around said curve southwesterly 37.2 feet to the north margin of June Drive; thence with the margin of the same westerly 108.1 feet to the point of beginning.

Being the same property conveyed to James L. Boner and wife, Mildred Louise Hastings Boner, by deed from Herschel Greer, of record in Book 2337, page 213, Register's Office for said County.

This conveyance is made subject to the following, to-wit:

Restrictions filed for record March 19, 1954, recorded in Book 2271, page 541, Register's Office for Davidson County, Tennessee.

The Plan of record in Book 2133, page 87, shows an Owner's Certificate, a 40-foot set-back line from Cottage Lane and from June Drive, and a 10-foot easement along the entire northerly rear lines of the lot for public utilities.

PG 129