TENNESSEE TITLE COMPANY

WARRANTY DEED | FORM 1002 | Published by Tennessee Title Company

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

- - - - - - - - - - - - - - - - - - Ten and no/100 - - - - - - - - - - DOLLARS and other good and valuable considerations, cash in hand paid by Maude Garton, the receipt of which is hereby acknowledged, and in further consideration of the said Maude Garton assuming and agreeing to pay the balance due on a debt more particularly described in a Deed of Trust executed by Oly T. Boner and wife, to Richard Maddux, Trustee, of record in Book 2872, page 545, to secure a note dated November 10, 1958, for the sum of $8,000.00, payable in 180 monthly installments of $67.51 each, including interest at 6% per annum.

This conveyance is made subject to easement granted City of Nashville for sidewalk, street and highway purposes across corner of the land hereinafter described as shown by an instrument of record in Book 2599, page 483, Register's Office for Davidson County, Tennessee.

We, Oly T. Boner and wife, Margaret G. Boner

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

Maude Garton

her 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 the easterly 50 feet of Lot No. 61 on the Map of Sunset Park, as of record in Book 332, page 132, Register's Office for said County, described as follows:

Beginning on the southerly margin of West Ashwood Avenue, formerly "A" Street as changed on the Plan of H. P. Jacobs Subdivision of record in Book 547, page 65, said Register's Office, at the northeast corner of Lot No. 61 as changed; thence southerly with the east line of said lot, 150.5 feet, more or less, to a dead line; thence with the south line of said Lot No. 61, westerly 50 feet; thence northerly parallel with the first line 155 feet to the southerly margin of said Avenue or Street; thence with the southerly margin of said Avenue, easterly 50 feet to the beginning.

Being the same property conveyed to Oly T. Boner and wife, Margaret G. Boner, by deed from Olive Ross Graves, of record in Book 2856, page 229, said 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 Maude Garton her heirs and assigns, forever.

And we do covenant with the said Maude Garton 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, with exception of the before mentioned Deed of Trust.

And we, Oly T. 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 Maude Garton her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 3rd day of June, 1960

Oly T. Boner (signature)
Oly T. Boner

Margaret G. Boner (signature)
Margaret G. Boner

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Phillip E. Cole, a Notary Public in and for said County and State, the within named Oly T. Boner and wife, Margaret G. Boner 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 3rd day of June, 1960

Commission expires May 16, 1961

Phillip E. Cole (signature)
Notary Public

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