Address New Owners as:
Mr. and Mrs. Charles E. Bonner
3241 LaGrange Drive
Nashville, Tennessee

Send Tax Bills to:
Murphree Mortgage Company
226 Third Avenue North
Nashville, Tennessee

Map-Parcel Nos.
map 80-8
par. 144 JSJ

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) Dollars, cash in hand paid by Charles E. Bonner and wife, Sammie J. Bonner, and other good and valuable considerations, the receipt of which is hereby acknowledged, and for the remainder of said consideration, amounting to TEN THOUSAND EIGHT HUNDRED NINETY NINE AND 10/100 ($10,899.10) DOLLARS, the said Charles E. Bonner and wife, Sammie J. Bonner, have expressly assumed and agreed to pay the unpaid balance of a first mortgage loan, originally in the amount of $10,950.00, and said Grantees agree to pay the instalment due October 1, 1964 and all subsequent instalments, said debt being more fully described in and secured by a Deed of Trust dated May 12, 1964, to Raymond L. Davis, Jr., Trustee, of record in Book 3754,page137, Register's Office for Davidson County, Tennessee; we, Charles Burton Smith and wife, Patsy L. Smith, have bargained and sold, and by these presents do transfer and convey unto the said Charles E. Bonner and wife, Sammie J. Bonner, 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. 225 on the Plan of Section III,Bordeaux Hills, as of record in Book 3600, page 34, Register's Office for said County.

Said Lot fronts 54 feet on the westerly side of LaGrange Drive and runs back 130.45 feet on the northerly line and 125.37 feet on the southerly line to a dead line in the rear on which it measures 75.22 feet.

Being the same property conveyed to Charles Burton Smith and wife, Patsy L. Smith, by Deed from Andrew Ewing, Trustee, of record in Book 3764, page 247, said Register's Office.

This conveyance is made subject to restrictions of record in Book 3674, page 294, Register's Office for Davidson County, Tennessee, and the plan of record in Book 3600, page 34, which show an Owner's certificate, certain easements and set-back lines, amended by instrument of record in Book 3676, page 294.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said Charles E. Bonner and wife, Sammie J. Bonner, their heirs and assigns, forever.

AND WE DO COVENANT with the said Charles E. Bonner and wife, Sammie J. Bonner, 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, except taxes for 1964 which are assumed by the Grantees herein, and as hereinabove set out.

And we, Charles Burton Smith and wife, Patsy L. Smith, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Charles E. Bonner and wife, Sammie J. Bonner, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS this 18th day of September, 1964.

Charles Burton Smith

Patsy L. Smith

* * * * * * * * * * * * * *

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Thomas E. Murphree, a Notary Public in and for said County and State, the within named Charles Burton Smith and wife, Patsy L. Smith, 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 18th day of September, 1964.

Notary Public

My commission expires: 5/9/66

THOS. E. MURPHREE NOTARY PUBLIC AT LARGE

BOOK 3821 PAGE 832

54291

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

OCT 13 2 50 PM '64

NOTED FROM 110 PAGE 235
RECORDING FEE $ 3.25
DEP. REG.

DOCUMENTARY 55 cents 55

STATE TAX $ 12.03
PROBATE .50
TOTAL $ 12.53

OCT 13 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID OCT 13 1964

CT

File = Murphree Mtg. Co. ENT

WARRANTY DEED

CHARLES BURTON SMITH AND WIFE,
PATSY L. SMITH

To

CHARLES E. BONNER AND WIFE,
SAMMIE J. BONNER