BOOK 4010 PAGE 408

as By
DENNEY, LEFTWICH, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr.andMrs.Leroy F.VanDyke (NAME:)	Fidelity Federal (NAME:)	Map 120-9
1401 Winthorne Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Pat. 105
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn., (CITY) (ZONE) (STATE)	

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

TEN & NO/100- DOLLARS

Cash in hand paid by Leroy F. Van Dyke and wife, Carole Sue Van Dyke, the receipt of which is hereby acknowledged, and other good and valuable consideration,

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

have bargained and sold, and by these presents do transfer and convey unto the said LEROY F. VAN DYKE AND WIFE, CAROLE SUE VAN DYKE

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 Lots Nos. 5A69 and the southerly one-half of Lot No. 5A70 on the Plan of Glengarry Park, Section Five-A, as of record in Book 3300, page 58, Register's Office for said County, to which plan reference is here made for description of Lot 5A69, and said part of Lot 5A70 is described as follows:

Beginning at a point in the westerly or southwesterly margin of Finley Drive, common corner of Lots 5A69 and 5A70; thence with the line between said two lots in a generally northwesterly direction, 219.1 feet to a point in the rear line of Lots 5A69 and 5A70, being the common rear corner of said two lots; thence north 37° 36' east 36.7 feet to a concrete monument; thence north 39° 52' east 9.3 feet to a point; thence south 52° 44' east 218.5 feet to a point in the westerly or southwesterly margin of Finley Drive; thence south 37° 16' west with said margin 46.0 feet to the point of beginning.

Being the same property conveyed to James L. Boner and wife, Louise Boner, by deed from Andrew Ewing, Trustee, of record in Book 3641, page 261, said Register's Office.

This conveyance is made subject to Easement for water, sewer lines, gas and other utilities of record in Book 3466, page 364; easements, setback lines, ets. as shown on plan of record in Book 3300, page 58; restrictions of record in Book 1788, page 349; Book 2796, pages 604 and 616; Book 3377, page 567; and restriction set forth in deed of record in Book 3641, page 261, providing that the southerly half of Lot 5A70 may never be sold, transferred or conveyed separately, but only either in conjunction with the sale or Lot 5A69 or in conjunction with the sale or transfer of the northerly half of said Lot 5A70.

This is improved (X) unimproved ( ) property, known as 1401 Winthorne Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 25th day of April, 19 66

James L. Boner

Louise Boner

STATE OF TENNESSEE
Davidson County

Personally appeared before me, C. Richard Tetts, a Notary Public in and for said County and State, the within named James L. Boner and wife, Louise Boner,

the bargainor S, 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 25TH day of April 1966.

Commission expires My Commission Expires MARCH 4, 1967

C. Richard Tetts
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

JAMES L. BONER AND WIFE

LOUISE BONER

TO

LEROY F. VAN DYKE AND WIFE,

CAROLE SUE VAN DYKE

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

26072

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 26 3 19 PM '66

NOTED: BOOK 114 PAGE 42
RECORDING FEE $ 2.00
DEP. REG. _____

$17,195 ($30,000.00)

$1.10

882701

STATE TAX $ 45.00
PROBATE
TOTAL $ 45.50

APR 26 1966

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

PAID APR 26 1966