This instrument prepared by:
S. Ralph Gordon, Attorney
823 Stahlman Building
Nashville, Tennessee

BOOK 4097 PAGE 705

WARRANTY DEED — ATTORNEYS TITLE COMPANY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John L. Boone, et ux (NAME:)	same (NAME:)	Map 61-16 Par. 296
1326 Ardee Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	pd

For and in Consideration of the sum of Ten and no/100 ($10.00)----------

----------DOLLARS

Cash in hand paid by John L. Boone, and wife, Martha Boone, and other good and valuable considerations, the receipt of all of which is hereby acknowledged and the further agreement of the Grantees to assume and pay the balance due and owing on a promissory note executed by Lloyd F. Mitchell to United Mortgagee Servicing Corporation and secured by a Deed of Trust of record in Book 3547, page 569, Register's Office for Davidson County, Tennessee.

I, Anna M. Forrester have bargained and sold, and by these presents do transfer and convey unto the said John L. Boone, and wife, Martha Boone 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 the easterly part of Lot No. 41 and the westerly 10 feet of Lots Nos. 42 and 43, Block "D" on the Map of the Resubdivision of Sunnymeade, as of record in Book 974, pages 56 and 57, Register's Office for said County, described according to a copy of a survey made by Hal R. Swann, Jr., Surveyor, dated March 4, 1963, as follows:

Beginning at a point in the sourtherly margin of Ardee Avenue, said point being 0.8 feet, more or less, easterly from the common front corner of Lots Nos. 40 and 41, thence in a southerly direction along a fence line, 140 feet, more or less, to a point in the rear line of Lot No. 41, which is 7 feet, more or less easterly from the common rear corner of Lots Nos. 40 and 41; thence in an easterly direction along the rear line of Lot 41, and passing the southeast corner of Lot No. 41, along said line extended, 53 feet, more or less, to a point which is 10 feet easterly from said southeast corner of Lot No. 41; thence northwardly along a line 10 feet easterly from and parallel to the easterly line of Lot No. 41, a distance of 140 feet to a point in the southerly margin of Ardee Avenue; thence westwardly along said margin of Ardee Avenue, a distance of 59.2 feet, more or less, to the point of beginning.

Being the same property conveyed to Mrs. Anna M. Forrester by deed from Lloyd F. Mitchell, unmarried, of record in Book 3770, Page 175, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1326 Ardee Avenue (House Number) (Street) P. O. Address: Nashville (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 John L. Boone, and wife, Martha Boone their heirs and assigns, forever.

And we do covenant with the said John L. Boone and wife, Martha Boone 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 as stated herein.

And I, Anna M. Forrester do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said John L. Boone and wife, Martha Boone, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand S this 17th day of January, 19 67

[redacted]

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anna M. Forrester and husband, John J. Forrester

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 27th day of January, 19 67.

S Ralph Gordon
Notary Public

Commission Expires 10-30-67

STATE OF .....
County of .....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

the bargainor....., with whom I am personally acquainted, and who acknowledged that ..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ....., this ..... day of ....., 19.....

....., Notary Public

Commission Expires .....

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

STATE TAX $ 1.64
PROBATE .50
TOTAL $ 1.54

JAN 27 1967

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

PAID JAN 27 1967
CT

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WARRANTY DEED

FROM

Anna M. Forrester

TO

John L. Boone and wife, Martha Boone

58808

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 27 3 49 PM '67

HOTEL TAX BOOK 115 PAGE 680
RECORDING FEE $ 3.00
DEP. REG. N.

Attorneys
TITLE COMPANY, INC.
TENN.

