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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 14,250.00

Tommie Cogan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF August 19 68

Clarence O. Ingram
Notary Public

MY COMMISSION EXPIRES: July 21, 1968
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
B. A. Boone et ux (NAME)	Kimbrough-Kavanaugh & Associates (NAME)	
440 Donelson Pike (STREET ADDRESS OR ROUTE NUMBER)	404 James Robertson Parkway (STREET ADDRESS)	Map 96-13
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	Par. 36

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Billy Ralph Tyree and wife, Patricia Ann Tyree,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO B. A. Boone and wife, Sammye B. Boone,

HEREINAFTER CALLED THE GRANTEES, 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. 109 on the Plan of Perry Heights, of record in Book 2900, Page 18, Register's Office for said County.

Said Lot No 109 fronts 79.8 feet on the westerly margin of Donelson Pike, and runs back between lines measuring 159.9 feet on the northerly side and 133.1 feet on the southerly side to a broken line in the rear on which it measures 89.7 feet.

Being the same property conveyed to the Grantor herein by deed from Roy E. Deering and wife, L. Remona Deering, of record in Book 4008, Page 506, Register's Office for Davidson County, Tennessee.

The above described land is conveyed subject to restrictive covenants, easements and other limitations pertaining to the premises, and to Deed of Trust of record in Book 4008, Page 507, Register's Office for Davidson County, Tennessee, executed to secure the payment of a certain note descibed therein, the unpaid balance of which the Grantees herein hereby agree to assume and pay as part of the consideration of this conveyance.

All escrow funds and credits on deposit with Kimbrough-Kavanaugh and Associates, its agents and/or assigns, are hereby assigned to the Grantees herein. The unearned premimum on the existing hazard insurance policy covering the premises are also hereby assigned to the said Grantees and the said Grantees are authorized to have the proper indorsements made to said insurance policy, and they do hereby agree to so do and relieve the Grantors herein and/or their agents from said responsibility.

This is unimproved ( ) improved (XX) property, known as 440 Donelson Pike, Nashville, Tennessee 37214
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 12th day of August, 19 68

Billy Ralph Tyree

Patricia Ann Tyree

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Billy Ralph Tyree and wife, Patricia Ann Tyree

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 12th day of August 19 68

Commission expires July 21, 1969

Clarence O. Ingram
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
BILLY RALPH TYREE ET UX

TO
B. A. BOONE ET UX

A 09268

IDENTIF. REFERENCE

Aug 15 11 17 AM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG 15 68	CONV	14,250.00				
AUG 15 68	S'TAX		A*	36.92		
AUG 15 68	PR'FEE		A*	.50		
AUG 15 68	W'DEED		A*	3.00	*	40.42