TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:

(NAME)

(STREET ADDRESS OR ROUTE NUMBER)

(CITY) (P. O. ZONE) (STATE)

SEND TAX BILLS TO: BOOK 4282 PAGE 794

First Federal S & L Assn.
(NAME)

Fourth at Union
(STREET ADDRESS)

Nashville, Tennessee 37219
(CITY) (ZONE) (STATE)

MAP-PARCEL NUMBERS:

4D-36590 and

4D-36585

MAP 44-5

PAR 169-170

For and in consideration of the sum of ----------($10.00)---------- DOLLARS
----------Ten and No/100----------

cash in hand paid by **Charles H. Boner and wife, Virginia B. Boner**

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we,

Pauline E. Ferguson, unmarried,

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, 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 1, 2 and 3, on the Map of Hadley Subdivision, Old Hickory, Tennessee, as of record in Book 547, page 125, Register's Office for said County.**

Said Lot No. 1 fronts 65.2 feet on the southeasterly side of Davis Avenue, and runs back 131.9 feet on the southwesterly line and 135 feet on the northeasterly line, with the southwesterly margin of Robinson Avenue, to an alley, measuring 38 feet thereon.

Said Lots Nos. 2 and 3 front together 100 feet on the southeasterly side of Davis Avenue, and runs back between parallel lines, 131.9 feet to an alley.

Being the same property conveyed to Mack H. Ferguson and wife, Pauline E. Ferguson, by deed from Charles D. Ensley and wife, as of record in Book 3253, page 123, said Register's Office, and the said Mack H. Ferguson having since died.

This conveyance is subject to restrictions, easements and set-back lines applicable to said property and taxes for the year 1968 which have been prorated and assumed by the Grantees.

This is unimproved ( ) improved (X) property, known as **308 Ensley Avenue, Old Hickory, 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.

Whenever 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 hands this 21st day of **October**, 19**68**.

Pauline E. Ferguson

This instrument prepared by
STEPHENSON, LACKEY, HOLMAN & ARCHER
First Federal Building
Nashville, Tennessee 37219

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, ____, a Notary Public in and for said County and State, the within named **Pauline E. Ferguson, unmarried,** the bargainors, with whom I am personally acquainted, and who acknowledged that **she** executed the within instrument for the purposes therein contained. Witness my hand and official seal at **Nashville**, Tennessee, this 21st day of **October**, 19**68**.

Commission expires ____ Notary Public ____

TENNESSEE TITLE COMPANY

Warranty Deed

FROM

PAULINE E. FERGUSON

TO

CHARLES H. BONER AND WIFE, VIRGINIA B. BONER

REGISTER STAMP BELOW

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
1004

10,250

Please Mail To: Mrs. Chas. H. Boner, 112 Neuce St., Old Hickory, Tenn.

3713B

BOOK 4282 PAGE 795

A 19051

IDENTIF. REFERENCE

OCT 30 2 38 PM '68

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

OCT 30 68	CONV	10,050.00			
OCT 30 68	S'TAX		A*	28.34	
OCT 30 68	PR'FEE		A*	.50	
OCT 30 68	W'DEED		A*	3.00	* 31.84

I hereby offer this instrument for record and do swear or affirm that to the best of my knowledge and belief the greater of the actual consideration for or value of the property interest herein transferred is $ 10,950.00

State of Tennessee)
County of Davidson)

Charles H. Boner
Affiant

Sworn to and subscribed before me this 29th day of October, 1968

Notary Public

My commission expires:

Notary Public, in and for the aforesaid State and County.