THIS INSTRUMENT PREPARED BY: CARL H. OLDHAM, HENDERSONVILLE, TENNESSEE

This instrument was prepared by:
CARL H. OLDHAM
ATTORNEY AT LAW
Hendersonville, Tenn. 37075

Map Parcel No. 12-D 15880

WARRANTY DEED FORM 20 (REV. 4-69) BOOK 4596 PAGE 373

For and in Consideration of the sum of TEN

AND NO/100 Dollars,

Cash in hand paid the receipt of which is hereby acknowledged.

APR26	CONV	*3,200.00				
APR26	$TAX		A*	8.32		
APR26	PRTFEE		A*	.50		
APR26	WDEED		A*	8.00	*	16.82

WE, COLUMBUS BOONE AND WIFE BIRDIE L. BOONE
have bargained and sold, and by these presents do transfer and convey unto the said

ROBERT BOONE (unmarried) heirs and assigns. a certain tract
or parcel of land in Davidson County, State of Tennessee, as follows:

TRACT 1. A tract of land in the 12th, formerly the 17th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING on the westerly margin of the Walters Road at the northeast corner of the Addie Williams land; thence with her northerly line N. 86¼ degrees West 32.6 poles to the southeast corner of John Williams' land; thence with his easterly line N. 4½ degrees East 14.5 poles to the Southwest corner of Sam Hall's land; thence with his southerly line South 86¼ degrees E. 32.6 poles to a stone in the westerly margin of said Walters Road; thence with the said Road South 4½ degrees West 14.5 poles to the beginning, containing three acres, more or less.

TRACT 2. 1st Tract: Land situated in the 12th, formerly 17th Civil District of Davidson County, Tennessee, and bounded as follows:

On the North and East by C. Hayes, on the South by Andrew Fitzgerald and on the West by John Williams and contains one (1½) and one-half acres.

2nd Tract: Land situated in said 12th, formerly 17th District and bounded and described as follows:

BEING in the northeast corner of a tract of land bought by Andrew Williams of J. Phillips, January 22nd, 1884, and laid off and running in the direction as shown by Phillips Plan registered in the Plan Book No. 21, page 243, and recorded in Deed Book No. 141, page 73, both in Register's Office of Davidson County, Tennessee, to all of which reference is made and contains one (1½) and one-half acres.

SAID one (1½) and one-half acres is the north part of the tract of land of 6 1/3 acres conveyed by John Williams to Dan Boddy by deed

recorded in Book No. 201, page 56, to which reference is also made, and extends East and West to make the full one (1½) and one-half acres and being bounded on the north by land of Edward Hayes on the East by land of Edward Hayes, on the West by land of John Williams and on the South by the 1st tract above described, said two tracts containing together three (3) acres, and lying in the shape of a parallelogram.

BEING the same property conveyed to Columbus Boone and wife Birdie R. Boone by deed from Fannie D. Jackson Baker, et vir as of record in Deed Book2884page 304 Register's Office for Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said grantee, his heirs and assigns, forever. And we do covenant with the said grantee that we are lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and the same is unincumbered.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. A lien is expressly retained upon the property herein conveyed to secure all the deferred payments of purchase money.

Witness my hand, this 24th day of April, 1972

x C. Boone
COLUMBUS BOONE

x Birdie L. Boone
BIRDIE L. BOONE

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC.

BOOK 4596 PAGE 375

STATE OF TENNESSEE Sumner COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 3,200.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Buyer - Ist Bills
Robert L. Boone
Metro Manor Apts. 912
500 5th Ave. N.
Nashville, Tenn.

Same

X Robert L Boone
Affiant

Subscribed and sworn to before me, this the 22nd day of April, 19 72

Helen S Cathcart
Notary Public

My commission expires 7-16-73

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE SUMNER COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named COLUMBUS BOONE AND WIFE BIRDIE L. BOONE

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 Gallatin (Sumner Co.) Tennessee, this 24th day of April, 1972

My Commission Expires November 12th, 1973

Notary Public

STATE OF TENNESSEE, ...COUNTY.

Register's Office, ..., 19....

I, ..., Register of said County, do certify that the foregoing Deed and Certificate are registered in said office, in Book No....., page.....; that they were received....., 19...., at.....o'clock....M., and entered in Note Book ....., Page.....

.....

BOOK 4596 PAGE 376

Warranty Deed

FROM

COLUMBUS BOONE, ET UX

TO

ROBERT BOONE

STATE OF TENNESSE

.....COUNTY

Register's Office

Received for record the.....day of

.....A.D. 19.....,

at.....o'clock.....M. Noted in Note

Book.....page.....and recorded in

Warranty Deed Book No.....Page.....

State Tax.....$.....

Register's Fee.....$.....

Total.....$.....

Paid this.....day of.....19.....

.....Register

Form 20 Acme Statik
(REV. 4-69)

B 57 127

IDENTIF. REFERENCE

APR 26 9 00 AM '72

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.