FORM NO. WD-1

THIS INSTRUMENT PREPARED BY:

W. E. WEEMS, II
Attorney at Law
3310 Lebanon Road Building
Hermitage, Tenessee 37076

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 12,000

Lee E. Boner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August, 1973.

Notary Public

MY COMMISSION EXPIRES: 2-5-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lee G. Boner, et ux (NAME)	Lomas & Nettleton (NAME)	
2237 Maplecrest Drive (STREET ADDRESS OR ROUTE NUMBER)	20th Floor, L & C Tower (STREET ADDRESS)	84-11
Donelson, Tennessee 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee, 37219 (CITY) (STATE) (ZIP)	71 Pt

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, DAUPHIN, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LEE G. BONER AND WIFE, RUTH H. BONER

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. 40 on the Map of Maplecrest, as of record in Book 1835, pages 27 and 28, Register's Office for Davidson County, Tennessee.

Said Lot No. 40 fronts 70 feet on the southerly side of Maplecrest and extends back between parallel lines 150.7 feet to a dead line in the rear measuring 70 feet thereon.

Being the same property conveyed to Dauphin, Inc. by deed from David L. Dowden and wife, Barbara Dowden, of record in Book 4382, page 388, said Register's Office.

This conveyance is subject to setback lines, easements, encumbrances, encroachments and restrictions as of record in Book 1874, page 452 and Book 1835, page 28, said Register's Office.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a deed of trust to Lomas & Nettleton, of record in Book 4162, page 353, said Register's Office, and also that the escrow account in connection with the aforesaid deed of trust, and the hazard insurance policy on the subject property is hereby transferred and assigned to the said grantees.

This is improved (X) unimproved ( ) property, known as 2237 Maplecrest, Nashville, Tennessee
(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 31st day of August, 1973

DAUPHIN, INC. BY: James L. Winfree, PRES.

Jimmie S. Harper, SEC'Y

BOOK 4743 PAGE 496

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, 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 Hermitage, Tennessee, this 31st day of August 1973

Commission expires

Notary Public

STATE OF TENNESSEE
Davidson County

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

Witness my hand and official seal at office at Hermitage, Tennessee on this the 31st day of August, 1973.

My commission expires 2-5-77

Notary Public

WARRANTY DEED

FROM

DAUPHIN, INC.

TO

LEE G. BONER, ET UX

C 2 2 4 7 8

IDENTIF. REFERENCE

SEP 5 10 05 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

SEP-5	CONV	12,000.00			
SEP-5	S'TAX		A*	31.20	
SEP-5	PR'FEE		A*	.50	
SEP-5	W'DEED		A*	4.00	* 35.70

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.