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ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Boyd R. Bomar and wife	First & Mid-South Mortgage Co.	Map 142-2
(NAME)	(NAME)	
7456 Highway 70 South	315 Union Street	Parcel 9
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37221	Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Thirty Thousand Nine Hundred Fourteen and 72/100 ($30,914.72) ---------- DOLLARS of which Thirteen Thousand Two Hundred Fifty-Three and NO/100 ($13,253.00) Dollars has been paid in cash by Boyd R. Bomar and wife, Janice H. Bomar, the Grantees, the receipt of which is hereby acknowledged and for the balance the said Grantees hereby assume and agree to pay the unpaid principal balance of Seventeen Thousand Six Hundred Sixty-One and 72/100 ($17,661.72) Dollars on a certain promissory note dated June 26, 1967, executed by Earl Richard Stiltner and wife, Dixie C. Stiltner, and payable to the order of First and Mid South Mortgage Company in the principal sum of $19,550.00, payable in monthly installments with interest at 6 per cent per year as therein provided and secured by a deed of trust to Franklin G. Clark, Trustee, on the property hereinafter described of record in Book 4148, page 510, Register's office for Davidson County, Tennessee, I, Dixie Lee Clark Stiltner, being one and the same person as the said Dixie C. Stiltner,

have bargained and sold, and by these presents do transfer and convey unto the said Boyd R. Bomar and wife, Janice H. Bomar

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 9, Cross Timbers, Section I, as of record in Book 3700, page 37, Register's Office for Davidson County, Tennessee.

Said Lot fronts 100 feet along the northern right of way of the Memphis-Bristol Highway, thence back between parallel lines measuring 200 feet each, to a dead line in the rear measuring 100 feet thereon.

Being the same property conveyed to Earl Richard Stiltner and wife, Dixie C. Stiltner, by deed from Alvin W. Terrell and Son, Inc., of record in Book 4148, page 506, and re-recorded in Book 4160, page 36, said Register's Office, all right, title and interest of the said Earl Richard Stiltner having been divested out of him and vested in Dixie Lee Clark Stiltner by Decree entered in Minute Book 84-B, page 708, of the Fourth Circuit Court for Davidson County, Tennessee.

CONVEYANCE of this property is made subject to restrictive covenants of record in Book 3949, page 258, said Register's Office; and a plan of record in Book 3700, page 37, said Register's Office showing an owner's certificate and a 100 foot minimum building setback line from Memphis-Bristol Highway and a 10 foot easement for public utility and drainage purposes along the rear line of said lot and a 15 foot easement for public utility purposes along the front of said lot and a 2.5 x 25 foot utility anchor easement located on the southwesterly corner of said lot.

unimproved ( )
This is improved (X) property, known as 7456 Highway 70 South, (House Number) (Street)
Nashville, Tennessee 37221
(P. O. Address) (City or Town) (Zip Code)

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 8th day of January, 19 74.

Dixie Lee Clark Stiltner

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, L. S. Richardson, a Notary Public in and for said County and State, the within named DIXIE LEE CLARK STILTNER

the bargainor ____, 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, this 8th day of January, 1974.

My commission expires April 25, 1974 Notary Public L. S. Richardson

STATE OF TENNESSEE
COUNTY OF ____

Before me, ____, a Notary Public of the State and County aforesaid, personally appeared ____ and ____ with whom I am personally acquainted, and who, upon oath, acknowledged ____ to be ____ and ____ respectively of the ____, the within named bargainor, a corporation, and that ____ as such ____ and ____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at ~~office~~ CONV 30,914.72, this ____ day of ~~JAN-9-~~ $ TAX A* 80.34, ~~JAN-9-~~ REFEE A* .50 Notary Public

Commission expires ~~JAN-9-~~ ~~RDEED~~ A* 4.00 * 84.84

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $30,914.72
This is equal to or greater than the property would bring at a fair and voluntary sale.

Boyd R. Bomar

Sworn to and subscribed before me
this 8th day of January, 1974.

My commission expires April 25, 1974 Notary Public L. S. Richardson

This instrument was prepared by:

LEROY J. ELLIS, III, Attorney, 1703 Parkway Towers, Nashville, Tenn. 37219

Name Address

WARRANTY DEED

FROM DIXIE LEE CLARK STILTNER

TO BOYD R. BOMAR and wife, JANICE H. BOMAR

C37906

IDENTIF. REFERENCE

JAN 9 11 39 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Tennessee Title
Office of
Pioneer National Title Insurance Company
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219
Phone 259-2290

FILE TENNESSEE TITLE CO.