THIS INSTRUMENT PREPARED BY: William H. Boner
2509 Brittany Drive
Nashville, TN 37206

BOOK 4812 PAGE 716

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FLORENCE ALDERSON	FLORENCE ALDERSON	Map 83-16
(NAME:)	(NAME:)	
ROOM 109, BENNIE DILLON BLDG.	ROOM 109, BENNIE DILLON BLDG.	Par 30
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	15 DA
NASHVILLE, TN 37203	NASHVILLE, TN 37203	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of THREE HUNDRED and NO/100 - ($300.00) - *DOLLARS*

cash in hand paid by Florence Alderson and son, Jerry Alderson, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

I, WILLIAM H. BONER

MAY-7[illegible]	CONV	*4,800.00		
MAY-7[illegible]	S'TAX		A* 12.48	
MAY-7[illegible]	PR'FEE		A* .50	
MAY-7[illegible]	W'DEED		A* 8.00	* 20.98

have bargained and sold, and by these presents do transfer and convey unto the said FLORENCE ALDERSON AND SON, JERRY ALDERSON 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. 9 on the Plan of Eastland Acres, Section 7, as of record in Book 2330, page 166, Register's Office for said County.

"Said Lot No. 9 fronts 113.23 feet on the southerly side of Longfield Avenue, and extends back 296.9 feet on the westerly line and 260.8 feet on the easterly line, to a dead line, measuring 185.6 feet thereon.

"Said property was devised to W. P. Cooper and Anna Cooper Frost by wills of Sallie V. Cooper, deceased, of record in Will Book 53, page 85, and Vaughn W. Cooper, deceased, of record in Will Book 69, page 269, County Court for said County, and conveyed to E. W. Cooper by deed from Vaughn W. Cooper, et al, dated April 23, 1956, filed April 25, 1956, and recorded in Book 2536, page 265, said Register's Office and devised to the said E. W. Cooper by will of Vaughn W. Cooper, deceased, of record in Will Book 69, page 269, said County Court.

"This conveyance is made subject to a 10-foot easement for public utilities along southerly and easterly lines of premises, anchor easement at northwest corner of premises, 40-foot building setback line from Longfield Avenue, and conditions of owners certificate as shown on plan of record in Book 2330, page 166, said Register's Office.

"Said land is conveyed subject to the following restrictions which are covenants running with the land binding for 30 years from date hereof:

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 4800.00

Subscribed and sworn to before me, this the 7th day of May 19 74

Florence Alderson
Affiant

W. Williamson
Notary Public

My commission expires:

(Affix Seal)

REGISTER'S [illegible]

"1. The land shall be used for residential purposes only.

"2. All residences erected on any numbered lot in Section 7 of Eastland Acres must contain a minimum of 1250 square feet ground floor area, exclusive of garages, porches and breezeways, and must conform to all existing zoning and building regulations as required by law and all restrictions and requirements of Residential "B", as now published and required.

"3. Said lot is subject to an easement along its eastern and southern lines for utilities and to set back line as shown on said recorded Plan.

"4. The residence on said lot shall face Longfield Avenue and the water shall come in from Longfield Avenue.

Being the same property conveyed to William H. Boner by deed from Bill Rutherford dated September 5, 1973 and recorded in Book 4752, page 112, Register's Office for Davidson County, Tennessee.

unimproved (X)
This is improved ( ) property, known as ..... Longfield Avenue - Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said FLORENCE ALDERSON AND SON, JERRY ALDERSON their *heirs and assigns, forever.*

And I *do covenant with the said* FLORENCE ALDERSON AND SON, JERRY ALDERSON *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*, except for taxes for 1974 which are to be pro rated.

And I *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* FLORENCE ALDERSON AND SON, JERRY ALDERSON their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 26th *day of* April, *19* 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

William H. Boner

Barbara Boner

BOOK 4812 PAGE 718

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, A. H. WRIGHT, a Notary Public in and for said County and State, the within named WILLIAM H. BONER

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 Nashville, Tennessee, this 26th day of April, 1974.

A. H. Wright, Notary Public.

Commission Expires Feb 1, 1975

STATE OF
COUNTY OF

Personally appeared before me, , 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, this day of, 19.

, Notary Public.

Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public of the State and County aforesaid, personally appeared, with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in, this day of, 19.

Notary Public

Commission Expires.

WARRANTY DEED

FROM

WILLIAM H. BONER

TO

FLORENCE ALDERSON AND SON,

JERRY ALDERSON

C 5 3 0 5 3

IDENTIF. REFERENCE

MAY 7 9 39 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Chicago Title Insurance Company
First American Center — Phone 255-4631
NASHVILLE, TENNESSEE 37238