This instrument was prepared by:
Williams, Shields & Wildman, Attys.
310 Gallatin Road, South
Madison, Tenn. 37115

BOOK 4899 PAGE 826

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Lenard A. Hicks, Jr. | Collateral Investment Company | Map 83-7 |
| (NAME) 721 Groves Park Road | (NAME) 2233 Fourth Avenue North | Parcel 153 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37206 | (STREET ADDRESS) Birmingham, Alabama 35203 | 27W-17005 |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* TEN AND NO/100---------- ($10.00) *Dollars,*

cash in hand paid by Lenard A.Hicks, Jr., and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, ROY L. BONER AND WIFE, MARY GERALDINE BONER,

*have this day bargained and sold, and do hereby transfer and convey unto the said*
LENARD A. HICKS, JR.,
his *(successors), heirs and assigns,*

*certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 56 on the Map of Rolling Acres No. Two, Section One, as of record in Book 1424, page 45, Register's Office for said County, and described as follows:

Beginning at a point in the southerly margin of Tillman Street, at the common corner of Lots 56 and 57; thence with the line between said lots, southerly 115.1 feet to the corner of Lot 55; thence with the line between Lots 55 and 56, easterly 114.95 feet to the westerly margin of Groves Park Road; thence with the margin of the same northerly 80 feet to the beginning of a curve; thence around said curve northwesterly 27.57 feet to the southerly margin of Tillman Street; thence with the margin of the same westerly 78.7 feet to the beginning.

Being the same property conveyed to Roy L. Boner and wife, Mary Geraldine Boner, by deed from Albert R. McPherson and wife, of record in Book 2336, page 93, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $18,800.00

Subscribed and sworn to before me, this the 25th day of March, 19 75

Affiant: Lenard A Hicks Jr.

My commission expires: 11/17/76 (Affix Seal)

Notary Public: Diane G. Floyd

This is improved (XX) property, known as 721 Groves Park Road, Nashville, Tennessee 37206
(House Number) (Street) P. O. Address: (City or Town

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said*
Lenard A. Hicks, Jr., his
*(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Lenard A. Hicks, Jr., his *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our *hand* S *this* 25th *day of* March, 19 75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Roy L. Boner
ROY L. BONER

Mary Geraldine Boner
MARY GERALDINE BONER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned a Notary Public in and for said County and State, Roy L. Boner and wife, Mary Geraldine Boner,

the within named 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 Madison, Tennessee, this 25th day of March, 1975

Deanie G. Floyd Notary Public

Commission expires 11-17-76

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.....

MAR 28 75 CONV 18,800.00
MAR 28 75 S'TAX A* 48.88
MAR 28 75 PR'FEE A* .50
MAR 28 75 W'DEED A* 4.00 * 53.38

**WARRANTY DEED**

FROM
ROY L. BONER ET UX

TO
LENARD A. HICKS, JR.

C 92350

IDENTIF. REFERENCE

MAR 28 12 44 PM '75

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
**Madison Title Company**
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS