This instrument prepared by: Thomas M. Black, Attorney at Law, 223 Madison St., Madison, Tennessee 37115

BOOK 4913 PAGE 849 **WARRANTY DEED**

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
FRANK JOSEPH WALLER, ET UX (NAME)	Kimbrough-Kavanaugh & Associates (NAME)	Map 50-14
3302 Austin Lane (STREET ADDRESS OR ROUTE NUMBER)	404 James Robertson Parkway (STREET ADDRESS)	Parcel 49
Nashville, Tennessee 37219 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	12 D 33570

FOR AND IN CONSIDERATION of the sum of ----------TEN AND 00/100----------

----------($10.00)----------*Dollars,*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged, including the grantees assuming a certain unpaid indebtedness of record in Book 3884, page 121, Register's Office for Davidson County, Tennessee, which grantees promise to pay and agree to hold grantors harmless from same,

WALLACE BONER AND WIFE, VERNA BONER,

have this day bargained and sold, and do hereby transfer and convey unto the said

FRANK JOSEPH WALLER AND WIFE, JUDY J. WALLER, their

(successors), heirs and assigns,

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

Land in Davidson County, State of Tennessee, and being Lot No. 762 on the Plan of Parkwood Estates, Section 4, of record in Book 3300, page 79, Register's Office for Davidson County, Tennessee.

Said Lot No. 762 fronts 68.66 feet on the easterly margin of Austin Lane and runs back between lines, 147.5 feet on the northerly line and 125.2 feet on the southerly line to a broken line on which it measures 102.5 feet.

Being the same property conveyed to Wallace Boner and wife, Verna Boner, by deed from Willie L. Teague and wife, Cherry Lee Teague, of record in Book 4586, page 369, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 3434, page 270; amended in Book 3616, page 269; and setback lines, easements, etc., of record in Book 3300, page 79, all in 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 $ 25,500.00

Subscribed and sworn to before me, this the 15 day of May 19 75

Affiant F. Joseph Waller

My commission expires: 11/12/75 (Affix Seal)

Notary Public Thomas M. Black

This is improved (XX) unimproved ( ) property, known as 3302 Austin Lane, Nashville, Tennessee (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

grantees, their

(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,* except as appears of record.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 15th *day of* May, 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.*

Wallace Boner

Verna Boner

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* WALLACE BONER AND WIFE, VERNA 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* 15th *day of* May, *19* 75

Thom McCord
Notary Public

Commission expires 11/12/75

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 .....

MAY 19 75	CONV	25,500.00			
MAY 19 75	S'TAX		A*	66.30	
MAY 19 75	PR'FEE		A*	.50	
MAY 19 75	W'DEED		A*	4.00	* 70.80

WARRANTY DEED

FROM

WALLACE BONER, ET UX

TO

FRANK JOSEPH WALLER, ET UX

C 98861

TOTNTIC REFERENCE

MAY 19 10 01 AM '75

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 112 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115