THIS INSTRUMENT PREPARED BY:
Joe M. Haynes, Attorney
140 North Main St.
Goodlettsville, TN 37072

BOOK 4949 PAGE 314

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James A. Kearley	Guaranty Mortgage Co.	Map 50-14
(NAME)	(NAME)	
6312 Robin Hill Road	311 7th Avenue, North	parcel ~~336~~ 156
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, TN 37219	
(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 James A. Kearley, and other good and valuable considerations, including the assumption of a deed of trust of record in Book 4505, page 676, Register's Office for Davidson County, Tennessee, in the original principal amount of $20,600.00 payable to Guaranty Mortgage Company,

we, William H. Boner and wife, Barbara A. Boner,

have this day bargained and sold, and do hereby transfer and convey unto the said James A. Kearley, his

(successors), heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows:

Land in the 12th Civil District of Davidson County, Tennessee, being Lot No. 336 on the Plan of Parkwood Estates, Section II, as of record in Book 3300, page 5, Register's Office for said County, described as follows:

Beginning at a point in the curve of Wilmoth Court, being the common front corner of Lots Nos. 336 and 337; thence with the line between said Lots northeastwardly 160.1 feet to a point, the common rear corner of said two lots; thence southeastwardly 14.0 feet to a concrete monument; thence continuing in a generally southerly direction 136.8 feet to a concrete monument; thence continuing in a generally southerly direction 7.8 feet to a point; the common rear corner of Lots Nos. 336 and 335; thence with the line between said two lots northwestwardly 147.5 feet to a point in the curve of Wilmoth Court, the common front corner of Lots Nos. 336 and 335; thence with the curve of Wilmoth Court, 39.3 feet to the point of beginning.

Being the same property conveyed to William H. Boner by deed from Bill Dalton Bandy, unmarried, of record in Book 4650, page 148, Register's Office for Davdison County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $25,750.00

Subscribed and sworn to before me, this the 2nd day of September 19 79

Affiant

My commission expires: 6/12/79
(Affix Seal)

Notary Public

This is unimproved ( ) improved (XX) property, known as 3216 Wilmoth Court, Nashville, TN 37207
(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 James A. Kearley, 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 James A. Kearley, his
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 2nd day of September, 19 79 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

x William H. Boner

x Barbara A. Boner

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Patricia A. Norman, a Notary Public in and for said County and State, William H. Boner and wife, Barbara A. Boner,

the within named bargainorS., 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 Goodlettsville, Tennessee, this 2nd day of September, 1975.

Patricia A. Norman
Notary Public

Commission expires 6-12-79

PATRICIA A. NORMAN · NOTARY PUBLIC · DAVIDSON COUNTY, TENN.

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.....

SEP-9 75 CONV 25,750.00
SEP-9 75 S'TAX A* 66.82
SEP-9 75 PR'FEE A* .50
SEP-9 75 W'DEED A* 4.00 * 71.32

WARRANTY DEED

FROM

WILLIAM H. BONER, ET UX

TO

JAMES A. KEARLEY

D 14818

IDENTIF. REFERENCE

SEP 9 12 37 PM '75

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238