FORM NO. WD-1

BOOK 5020 PAGE 246

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22,500.00

Charles C Boner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April 19 76.

Lloyd M. Pate
Notary Public

MY COMMISSION EXPIRES: Aug. 20, 1979

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Wilkins, Adams, & Weems, 11th Floor, Fidelity Federal Bldg., Nashville, Tn. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles C. Boner and wife (NAME)	Mortgage Associates, Inc. (NAME)	15D-53625
2312 Fernwood Drive (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N. E. (STREET ADDRESS)	
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CLARENCE MANLEY WILLIAMS SR. and wife, NELLIE G. WILLIAMS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES C. BONER and wife, GLENNA B. BONER

HEREINAFTER CALLED THE GRANTEES, 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. 266 on the Map of Dalewood, Section 4, as of record in Book 1835, Page 21, Register's Office for Davidson County, Tennessee.

Said Lot No. 266 fronts 61 feet on the westerly side of Fernwood Drive and runs back 174.9 feet on the northerly line and 173.9 feet on the southerly line to a dead line measuring 61 feet thereon.

Being property conveyed to Clarence Manley Williams Sr. and wife, Nellie G. Williams, by deed from Clarence M. Williams, Jr. and wife, Sara Ann Williams, of record in Book 2802, page 305, said Register's Office.

unimproved ( )
This is improved (X) property, known as 2312 Fernwood Drive, Nashville, Tennessee 37216
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand S this 28th day of April, 19 76

Clarence Manley Williams Sr. Nellie G. Williams

Clarence Manley Williams, Sr. Nellie G. Williams

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CLARENCE MANLEY WILLIAMS SR., and wife, NELLIE G. WILLIAMS

the 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 Nashville, Tennessee, this 28th day of April 1976.

Commission expires 8/20/79

Lloyd M. Pote
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

CLARENCE MANLEY WILLIAMS, SR.

and wife, NELLIE G. WILLIAMS

TO

CHARLES C. BONER and wife,

GLENNA B. BONER

D 46930

IDENTIF. REFERENCE

APR 29 2 56 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

APR 29	CONV	22,500.00			
APR 29	S'TAX		B*	58.50	
APR 29	PN'FEE		B*	.50	
APR 29	M'DEED		B*	4.00	* 63.00

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Boyd 8

WILKINS, ADAMS & WEEMS ATTORNEYS
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

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