BOOK 5173 PAGE 646

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,854.34

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF July, 19 77.

Notary Public

MY COMMISSION EXPIRES: 2/7/79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, ATTORNEY 20th Floor, 1st American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas W. Boner (NAME)	Lovell & Malone, Inc. (NAME)	Map 71-12
721 Oneida Avenue (STREET ADDRESS OR ROUTE NUMBER)	Parkway Towers (STREET ADDRESS)	Par 185
Nashville, Tennessee 37207 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (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, ANDREW E. EDLEY and wife, JO ANNE V. EDLEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS W. 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:

LAND in Davidson County, Tennessee, being Lot No. 85 on the Map of Victory Heights Subdivision, of record in Book 1130, page 97, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Andrew E. Edley and wife, Jo Anne V. Edley, by deed from S. K. Grayson and wife, Frances E. Grayson, of record in Book 5052, page 364, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by an installment Deed of record in Book 5052, page 364, to S. K. Grayson and wife, Frances E. Grayson. This conveyance is also made subject to a mortgage lien of record payable to Lovell & Malone, Inc., of record in Book 2677, page 521, Register's Office for Davidson County, Tennessee, and a mortgage of record payable to Home Federal Savings & Loan Association of Nashville in Book 4793, page 980, Register's Office for Davidson County, Tennessee, not assumed by the grantees which S. K. Grayson agrees to pay in accordance with the terms thereof and said mortgages are encompassed by and embraced within the vendors lien created in Book 5052, page 364, Register's OFfice for Davidson County, Tennessee. In event S. K. Grayson fails to pay all payments due on the above referred to mortgages, grantee is specifically permitted to make any such payments due and deduct such amounts paid from the principal balance due on the Vendors lien created in Book 5052, page 364, Register's Office for Davidson County, Tennessee

This is unimproved ( ) improved (XX) property, known as 721 Oneida Avenue, Nashville, Tennessee-37207
(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 15th day of July, 19 77

Andrew E. Edley

Jo Anne V. Edley

STATE OF TENNESSEE
Davidson County

BOOK 5173 PAGE 647

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andrew E. Edley and wife, Jo Anne V. Edley

the 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 Nashville, Tennessee, this 15th day of July, 19 77

Commission expires 2/17/79

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

ANDREW E. EDLEY, et ux

TO

THOMAS W. BONER

PLEASE FILE BOX "7"

E 15593

IDENTIF. REFERENCE

JUL 21 9 36 AM '77

FELIX 2. WHITE, JR. REGISTER
DAVIDSON COUNTY, TENN.

JUL 21 77	CONV	20,854.34			
JUL 21 77	S'TAX		B*	54.34	
JUL 21 77	PR'FEE		B*	.50	
JUL 21 77	W'DEED		B*	4.00	* 58.84

File Box 7 Alan L. Saturn

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.