This instrument prepared by:
James H. Hill, Attorney
320 Gallatin Rd. South
Madison, Tennessee 37115

BOOK 5189 PAGE 426

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lee G. Boner et ux,	Same	75-13
(NAME) Ruth H. Boner	(NAME)	Par. 173
161 New Hope Rd.	(STREET ADDRESS)	
(STREET ADDRESS OR ROUTE NUMBER)		
Hermitage Tn 37076		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

MAIL

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

Cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged,

We, Joe Elder and wife, Jewell Elder and Richard E. Carter, Sr., and wife, Mildred Carter, the grantors,
have this day bargained and sold, and do hereby transfer and convey unto the said Lee G. Boner and wife, Ruth H. Boner, the grantees, their *(successors), heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:

BEING Lot No. 57 on the Map of Hermitage Hills Subdivision, as of record in Book 2900, pages 48 and 49, Register's Office for Davidson County, Tennessee, described as follows:
BEGINNING at a point in the northeast margin of Bonnaridge Drive at the corner of Lots Nos. 56 and 57; thence with the line between said lots, northeasterly 122 feet to a point; thence southeasterly 106 feet to a point in the northwest margin of Bonnaford Drive; thence with same southwesterly 97 feet to the beginning of a curve; thence around said curve 39.27 feet to a point in the margin of Bonnaridge Drive; thence with same westerly 81 feet to the point of beginning.

BEING the same property as conveyed to Richard E. Carter, Sr., et al by Warranty Deed from William R. Kelley et ux, as of record in Book 5057, Page 779, Register's Office for Davidson County, Tennessee.

JAMES H. HILL NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 26,000.00 ~~FX~~

Subscribed and sworn to before me, this the 25th day of August 19 77

Affiant Jewell Elder

My commission expires: 1-31-78 (Affix Seal)

Notary Public James H. Hill

~~Unimproved~~ ( )
This is improved ( ) property, known as ..... (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.*

We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees, and their ~~successors~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 25th *day of* August, 19 77 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Joe Elder
JOE ELDER

Jewell Elder
JEWELL ELDER

Richard E. Carter, Sr.
RICHARD E. CARTER, SR.

Mildred Carter
MILDRED CARTER

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *a Notary Public in and for said County and State,* Joe Elder and wife, Jewell Elder and Richard E. Carter, Sr., and wife, Mildred Carter

the within named bargainor S *with whom I am personally acquainted, and who acknowledged that* they have *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Madison *Tennessee this* 25th *day of* August, *19* 77

Commission expires 1-31-78 *Notary Public*

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 .....

AUG29 CONV 26,000.00
AUG29 S'TAX B* 67.60
AUG29 PR'FEE B* .50
AUG29 W'DEED B* 4.00 * 72.10

WARRANTY DEED

FROM
Joe Elder and Wife, Jewell Elder
Richard E. Carter, Sr., et ux,
~~X~~ Mildred Carter
TO

Lee G. Boner and wife,
Ruth H. Boner

E 22978

IDENTIF. REFERENCE

AUG 29 12 41 PM '77

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TENN.

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