WARRANTY DEED

BOOK 5246 PAGE 547

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 41502 +

Ronnie Lee Bonee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th DAY OF Jan 19 78

Notary Public

MY COMMISSION EXPIRES: 11-12-78
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM G. TRABER, ATTORNEY, 107 DONELSON PIKE, NASHVILLE, TN. 37214T
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RONNIE L. BONEE (NAME)	FIDELITY FEDERAL SAVINGS & LOAN ASSOC. (NAME)	123-1
224 CEDARVIEW DRIVE (STREET ADDRESS OR ROUTE NUMBER)	401 UNION STREET (STREET ADDRESS)	72
ANTIOCH, TN. 37013 (CITY) (STATE) (P. O. ZIP)	NASHVILLE, TN. 37219 (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, JIMMY D. PARISH AND WIFE, SARA A. PARISH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONNIE L. BONEE AND WIFE, CONNIE KAY BONEE

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. 346 ON THE PLAN OF MONTE CARLO ESTATES, SECTION 1, OF RECORD IN BOOK 4675, PAGE 68, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 346 FRONTS 95.0 FEET ON THE SOUTHERLY SIDE OF CEDARVIEW DRIVE AND RUNS BACK 159.29 FEET ON THE NORTHWESTERLY LINE AND 170.0 FEET ON THE SOUTHEASTERLY LINE TO A LINE IN THE REAR WHICH MEASURES 51.72 FEET.

BEING THE SAME PROPERTY CONVEYED TO JIMMY D. PARISH AND WIFE, SARA A. PARISH BY DEED FROM DAN DUER AND WIFE, PRISCILLA JANE DUER, AS OF RECORD IN BOOK 4990, PAGE 444, REGISTER'S OFFICE FOR SAID COUNTY.

FOR AND IN SONSIDERATION OF TEN DOLLARS ($10.00) CASH IN HAND PAID, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND OTHER GOOD AND VALUABLE CONSIDERATION, A PART OF WHICH IS THE ASSUMPTION OF ONE CERTAIN TRUST DEED DATED JANUARY 9, 1976, AND FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF DEEDS OF DAVIDSON COUNTY, TENNESSEE, IN BOOK 4990, PAGE 450, AND NOTE OF EVEN DATE THEREBY SECURED, IN THE ORIGINAL PRINCIPAL AMOUNT OF $34,300.00 PAYABLE TO FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION, WHICH DEBT THE GRANTEE HEREIN ASSUMES AND AGREES TO PAY AS PART PAYMENT OF THE PURCHASE PRICE.
THE GRANTEES FURTHER HEREBY ASSUME THE OBLIGATIONS OF THE GRANTORS UNDER THE TERMS OF THE INSTRUMENTS CREATING THE LOAN TO INDEMNIFY THE VETERANS ADMINISTRATION TO THE EXTENT OF ANY CLAIM PAYMENT ARISING FROM THE GUARANTY OR INSURANCE OF THE INDEBTEDNESS ABOVE MENTIONED. (OVER)

This is unimproved ( ) improved (X) property, known as 224 CEDARVIEW, ANTIOCH, TENNESSEE 37013
(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 24th day of JANUARY, 19 78

Jimmy D. Parish

Sara A. Parish

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5246 PAGE 548

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JIMMY D. PARISH AND WIFE, SARA A. PARISH

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, TN. this 24 day of JANUARY, 1978

Notary Public

Commission Expires 11-12-80

W. G. TRABER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF
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 purpose 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

"THE ESCROW ACCOUNT AS IT RELATES TO THIS PROPERTY IS HEREBY TRANSFERRED TO THE GRANTEES, AS IS THE HAZARD INSURANCE.

E 47690

IDENTIF. REFERENCE

JAN 27 9 25 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JAN27 78	CONV	41,502.00			
JAN27 78 S'TAX			B*	107.90	
JAN27 78 PR'FEE			B*	.50	
JAN27 78	W'DEED		B*	4.00	* 112.40

MAIL TO:
W. G. TRABER
P.O. Box 2137
NASHVILLE, TENN. 37214

WARRANTY DEED

FROM
JIMMY D. PARISH ET UX

TO
RONNIE L. BONEE ET UX

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of

Title Associates, Inc.

REPRESENTING

U.S.LIFE TITLE INSURANCE
Company of New York