This Instrument is prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5330 PAGE 450

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James T. Conrad	SAME	Map 51
(NAME:) 725 Tahlena Avenue	JAMES T. CONRAD (NAME:) 725 TAHLENA AVENUE	Parcels 91 & 92
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tennessee 37115	MADISON, TENNESSEE 37115	Q.E.
(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 T. Conrad and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Robert Boone and wife, Carol M. Boone
have bargained and sold, and by these presents do transfer and convey unto the said James T. Conrad, his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

TRACT 1. A tract of land in the 12th, formerly the 17th Civil District of Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of the Walters Road at the northeast corner of the Addie Williams land; thence with her northerly line N. 86-1/4 degrees West 32.6 poles to the southeast corner of John Williams' land; thence with his easterly line N. 4-1/2 degrees East 14.5 poles to the Southwest corner of Sam Hall's land; thence with his southerly line South 86-1/4 degrees E. 32.6 poles to a stone in the westerly margin of said Walters Road; thence with the said Road South 4-1/2 degrees West 14.5 poles to the beginning, containing three acres, more or less.

TRACT 2. 1st Tract: Land situated in the 12th, formerly 17th Civil District of Davidson County, Tennessee, and bounded as follows:

On the North and East by C. Hayes, on the South by Andrew Fitzgerald and on the West by John Williams and contains one (1-1/2) and one-half acres.

2nd Tract: Land situated in said 12th, formerly 17th District and bounded and described as follows:
Being in the northeast corner of a tract of land bought by Andrew Williams of J. Phillips, January 22nd, 1884, and laid off and running in the direction as shown by Phillips Plan registered in the Plan Book No. 21, page 243, and recorded in Deed Book No. 141, page 73, both in Register's Office of Davidson County, Tennessee, to all of which reference is made and contains one (1-1/2) and one-half acres.

Continued

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $ 15,250.00
Subscribed and sworn to before me, this the 25th day of August 28 19 78
Affiant
My commission expires: October 18, 1981
(Affix Seal)
Notary Public

Said one (1-1/2) and one-half acres is the north part of the tract of land of 6-1/3 acres conveyed by John Williams to Dan Boddy by deed recorded in Book No. 201, page 56, to which reference is also made, and extends East and West to make the full one (1-1/2) and one-half acres and being bounded on the north by land of Edward Hayes on the East by land of Edward Hayes, on the West by land of John Williams and on the South by the 1st tract above described, said two tracts containing together three (3) acres, and lying in the shape of a parallelogram.

Being the same property conveyed to Robert Boone, by deed from Columbus Boone and wife, Birdie L. Boone, of record in Book 4596, page 373, said Register's Office.

INCLUDED in the above description, but specifically EXCLUDED from this conveyance is the following tract:

Being a tract of land in Davidson County, Tennessee, lying between I-65 and Walton Lane and described as follows:
Beginning at the common corner of Robert A. McDowell, et al, Mattie W. Fry, John Williams and Robert Boone; thence north 82° 04' 38" West 877.99 feet along the property line between John Williams and Robert Boone to a point; said point being the common corner of John Williams, Metropolitan Government and Robert Boone; thence North 9° 27' 44" East 146.97 feet along Robert Boone's West property line to a point; thence South 81° 35' 16" East 94.93 feet along the North right-of-way line of Briley Parkway to a point; thence South 68° 28' 14" East 542.62 feet along the North right-of-way line of Briley Parkway to a point; thence South 82° 35' 45" East 252.02 feet along the North right-of-way line of Briley Parkway to a point; thence South 8° 41' 56" West 20.73 feet along the property line between Robert A. McDowell et al and Robert Boone to the point of beginning.

Being the same property conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee, by deed of record in Book 4845, page 105, said Register's Office.

unimproved ( )
This is improved (X) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James T. Conrad, his *heirs and assigns, forever.*

And we *do covenant with the said* James T. Conrad, *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,* except for 1978 taxes which are prorated and assumed by the purchasers.

And We, Robert Boone and wife, Carol M. Boone, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* James T. Conrad, his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 28th *day of* August *1978, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Robert Boone

Carol M. Boone

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Artie G. Brooks, a Notary Public in and for said County and State, the within named Robert Boone and wife, Carol M. Boone

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 day of August 28, 1978

Artie G. Brooks, Notary Public.

Commission Expires October 18, 1981

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

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

Witness my hand and official seal at, this day of, 19.

, Notary Public.

Commission Expires

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

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WARRANTY DEED

FROM

Robert Boone & Wife Carol M. Boone

TO

James T. Conrad

E 85330

IDENTIF. REFERENCE

AUG 28 11 44 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG 28 78 CONV 15,250.00

AUG 28 78 S'TAX B* 39.52

AUG 28 78 PR'FEE B* .50

AUG 28 78 W'DEED B* 8.00 * 48.02

Brooks Realty & Construction Co.
10th Floor - Third National Bank Bldg.
Nashville, Tennessee 37219
REALTORS
Phone 255-5749 • 297-7698