PREPARED BY:
Barbara N. Haynes, Atty.
140 North Main St.
Goodlettsville, TN 37072

WARRANTY DEED

BOOK 5694 PAGE 762

my.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William H. Boner (NAME:)	First & Mid-South Mtg. Co. (NAME:)	82-16-133
714 Russell Street (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2568 (STREET ADDRESS)	
Nashville, TN 37206 (CITY) (P. O. ZONE) (STATE)	Nashville, TN 37219 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ....TEN AND NO/100 ($10.00)---------- ---------- *DOLLARS* cash in hand paid by William H. Boner, and other good and valuable considerations, including the assumption of an indebtedness as evidenced by an instrument of record in Book 5587, page 391, Register's Office for Davidson County, Tennessee,

we, Mac R. Hamilton and wife, Sarah J. Hamilton,

.....*have bargained and sold, and by these presents do transfer and convey unto the said* ...William H. Boner, his..... ..... *heirs and assigns, a certain tract or parcel of land in*....Davidson....*County, State of Tennessee, described as follows, to-wit:*

TRACT NO. ONE: BEING the easterly 5 feet of Lot No. 46 and the westerly 15 feet of Lot No. 47 on the Plan of Hobson and Wheeler's Second Addition to Edgefield, now East Nashville, as of record in Book 21, page 21, Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 46 and 47 front together 20 feet on the southerly side of Russell Street and run back between parallel lines 170 feet to an alley.

Being the same property conveyed to Mac R. Hamilton and wife, Sarah J. Hamilton, by deed from Mac R. Hamilton and wife, Sarah J. Hamilton, of record in Book 3992, page 448, Register's Office for Davidson County, Tennessee.

TRACT NO. TWO: Land in Davidson County, Tennessee, being the easterly 35 feet of Lot No. 47 and the westerly 10 feet of Lot No. 48 in Hobson and Wheeler's Addition to Edgefield, now East Nashville, a plan of which is of record in Book 21, page 21, Register's Office for Davidson County, Tennessee.

Said parts of said lots front together 45 feet on the southerly side of Russell Street and run back between parallel lines 170 feet to an alley.

Being the same property conveyed to Mac R. Hamilton and wife,

(continued)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 135,000.00

Affiant

Subscribed and sworn to before me, this the 14 day of [illegible] 19[illegible]

Notary Public

My commission expires [illegible]

(Affix Seal)

Sarah J. Hamilton, by deed from Mary Eleanor Medoris Cloud, of record in Book 2241, page 616, Register's Office for Davidson County, Tennessee.

TRACT NO. THREE: Being part of Lots Nos. 48 and 49 on the Plan of Hobson and Wheeless' Second Addition to Edgefield, of record in Book 21, page 21, Register's Office for Davidson County, Tennessee, more particularly described according to a survey made by Barge, Waggoner & Sumner, Civil Engineers, on January 12, 1971, as follows:

BEGINNING at an iron pin in the southerly margin of Russell Street, said iron pin being located 75 feet west of the southwest intersection of Russell and South Eighth Street; thence South 24° 43' East 170 feet to an iron pin in the north margin of Alley No. 260; thence with the margin of said Alley, South 65° 13' West 65 feet to an iron pin; thence North 24° 43' West 170 feet to an iron pin in the south margin of Russell Street; thence with the margin of same, North 65° 13' East 65.00 feet to the beginning point.

Being the same property conveyed to Mac R. Hamilton and wife, Sarah J. Hamilton, by deed from The Nashville Housing Authority of record in Book 4553, page 261, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) 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 William H. Boner, his ..... *heirs and assigns, forever.*

And we *do covenant with the said* William H. Boner, ... *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 as set out herein.

And we, Mac R. Hamilton and wife, Sarah J. Hamilton, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* William H. Boner, his ..... *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 10th *day of* December, *19*80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mac R. Hamilton

Sarah J. Hamilton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named Mac R. Hamilton and wife, Sarah J. Hamilton,

.....

.....

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 Goodlettsville, Tennessee, this 18 day of December, 19 80.

Barbara N. Hargis, Notary Public.

Commission Expires 4-17-83.

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.....

2354 12/27 363.50- CHECK

BOOK 5694 PAGE 765

WARRANTY DEED

FROM

MAC R. HAMILTON, ET UX

TO

WILLIAM H. BONER

G 2 3 4 9 7

IDENTIF. REFERENCE

mail-out T

DEC 29 1 58 PM '80

FELIX Z. WILSON REGISTER
WILSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 112 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5694 PAGE 766

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			135000.00- CO	
			351.00 CO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 363.50-	
			2354A12/29/80 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

623497

IDENTIF. REFERENCE

DEC 29 1 59 PM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 799548