3444 01/06 94.90- CHECK

FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 34,000.00

C D BONER
Affiant C. D. Boner

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF January 1981.

Notary Public

MY COMMISSION EXPIRES: 7-8-84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
H.Houston Hagar, Atty., Timberview Ln.,Hermitage, Tn. 37076.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lee G. Boner, et al, (NAME)	Same. (NAME)	Map 137,
New Hope Rd., (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 60, 04D 21260.
Hermitage, Tn. 37076. (CITY) (STATE) (P. O. ZIP)	(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, C. D. Boner and wife, Thelma Townes Boner,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lee G. Boner, Katherine Cliffordean Eakes, Betty Jane Frank, Mary Ruth Johnson, Nancy Marie Mathis, and William A. Boner, as tenants-in-common,
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: Being in the 4th Civil Dist. of said County, and described according to a survey made by Lewis D. Justice, surveyor, July 8, 1946, as follows:
Beginning at a point in the center of a County Rd. 323.5 Ft. eastwardly from the intersection of the center line of said Road and the center line of the Old Hickory Blvd.; thence with the center of said Rd., south 86° 55' east 364 Ft. to a point; thence South 9° 45' west 14 Ft. to a point in the southern boundary line of a tract of land owned by Will Tippit; thence with the Tippit's southern boundary line south 86° 35' east 308 Ft. to a point, the northwest corner of a 110 acre tract of land conveydd to Pinkney Ogle & wife by deed from John B. Robinson and wife, of record in Bk. 1392, page 223, Register's Office for said County; thence with Ogle's western boundary line south 4° 45' west 456.5 Ft. to a point, south 63° west 88 Ft. to a point, south 1° west 237 Ft. to a point, south 1° 50' east 175,Ft. to a point and south 88°10' west 510 Ft. to a point; thence north 2° 35' west 972 Ft. to the beginning, containing 12.54 acres, more or less.
Being the same property conveyed to C.D. Boner and wife by deed from John B. Robinson and wife, of record in Deed Book 1416, page 39, RODC.

LESS PORTIONS OF SAID TRACT previously conveyed by Grantors to others by deeds and easements in Deed Book 4425, page 563, RODC; Deed Bk. 3835, page 282, RODC, and Deed Bk. 4326, page 330, RODC.

This present conveyance is subject to a retained LIFE INTEREST in all of said tract of land by EACH of the grantors herein. Grantor C.D. Boner is presently 79 years old and grantor Thelma T. Boner is now 72 years old.

This is unimproved ( ) improved (X) property, known as Granny Wright Lane, Hermitage, Tn. 37076.
(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 hands this 2nd day of January, 1981

C D Boner
C. D. Boner

Thelma Townes Boner
Thelma Townes Boner.

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Ruth H. Boner, a Notary Public in and for said County and State, the within named C. D. Boner and wife, Thelma Townes Boner,

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 Hermitage, Tennessee, this 2nd day of January 1981

Commission expires 7-21-84

Ruth N Boner
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 (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 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
C. D. Boner and wife,
Thelma Townes Boner,

TO
Lee G. Boner,
Katherine Cliffordean Eakes,
Betty Jane Frank,
Mary Ruth Johnson,
Nancy Marie Mathis,
William A. Boner,
as Tenants in Common.

32427

IDENTIF. REFERENCE

JAN 6 8 20 AM '81

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

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			34000.00-	CO
			83.40	CO TX
			.50	PRFEE
			6.00	WDEED
				CHECK 94.90-
			3444AD1/06/81	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

324277

IDENTIF. REFERENCE

JAN 6 8 20 AM '81

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

No. 800593