THIS INSTRUMENT WAS PREPARED BY KENNETH M. BALLEW, ATTORNEY AT LAW, 333 GALLATIN ROAD, SUITE 9, MADISON, TENNESSEE 37115

WARRANTY DEED

Mail

BOOK 5839 PAGE 587

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CYNTHIA DEAN WILSON (NAME)	Same (NAME)	Map 52-5
415 E. Palestine Ave, (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 102
Madison, Tenn. 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	11D69340

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

Cash in hand paid by the grantee hereinafter named and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by the said grantee of the unpaid balance of the indebtedness payable to Aline P. Hallowes; and secured by a deed of trust executed by Robert D. Webb and wife, of record in Book 5394, page 653, Register's Office for Davidson County, Tennessee; which said unpaid balance the said grantee hereby agrees to assume and promises to pay;

We, CECIL A. BOONE AND WIFE, PATRICIA B. BOONE, hereinafter called the grantors, *have this day bargained and sold, and do hereby transfer and convey unto the said* CYNTHIA DEAN WILSON, AND DEAN B. RAY, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, their ~~the Grantee, heirs and assigns~~ heirs and assigns, *certain real estate in Davidson County, Tennessee, as follows:*

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of the Resubdivision of Aline Hallowes Property of record in Book 5190, page 239, Register's Office for said County. BEGINNING at an existing iron pin in the North margin of East Palestine Avenue, 200.00 feet more or less west of the original lot line of Lots 15 and 16, the southwest corner of the John P. and Aline Hallowes land as of record in Deed Book 1236, page 103, said Register's Office; thence along the east line of the Red Bud Terrace Subdivision as recorded in Plat Book 843, page 41, said Register's Office, North 35° 45' 00" 425.00 feet to an iron pin, the southwest corner of the Charles W. and Mauvelene Schmittou property as recorded in Deed Book 2636, page 219; thence along the south line of said Schmittou, South 54° 15' 00" 260.00 feet to an iron pin, the northwest corner of Lot No. 2; thence along the west line of said Lot No. 2, South 35° 45' 00" West 425.00 feet to an iron pin in the north margin of East Palestine Avenue, the southwest corner of Lot No. 2; thence along the said north margin, North 54° 15' 00" West 260.00 feet to the beginning.

BEING the property conveyed to CECIL A. BOONE AND WIFE, PATRICIA B. BOONE, by deed from ROBERT D. WEBB AND WIFE, BRENDA G. WEBB, of record in Book 5599, page 173, said Register's Office.

This conveyance is made subject to restrictive covenant of record in Book 5190, page 239; setback lines, easements and other such limitations as shown on Plan of record in Book 5190, page 239, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $59,250.00

Subscribed and sworn to before me, this the 8 day of January 19 82

Affiant

My commission expires: 10-20-85 (Affix Seal)

Notary Public

unimproved ( )
This is improved ( ) property, known as 415 EAST PALESTINE, MADISON, TN. 37115 (House Number) (Street) P.O. Address; (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees ~~Grantee~~ 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, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees ~~Grantee~~ heirs and assigns, against the lawful claims of all persons.

Whenever 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 8 *day of* January, 19 82, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Cecil A. Boone
(Cecil A. Boone)

Patricia B. Boone
(Patricia B. Boone)

BOOK 5839 PAGE 588

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Cecil A. Boone and wife, Patricia B. Boone

*the within named 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
this 8 *day of* January, *19* 82.

Tennessee Notary Public

Commission expires 10-30-85

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 .....

WARRANTY DEED

FROM
CECIL A. BOONE ET UX, PATRICIA B.
TO
CYNTHIA DEAN WILSON & Dean B. Ray

G 74834

T
IDENTIF. REFERENCE

JAN 11 11 27 AM '82
FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

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

6696 CHECK 158.40

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF ~~BOOK 5839 PAGE 589~~

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
			59850.00- CO	
			153.92 CO TX	
			.80 PRFEE	
			6.00 MOREC	
			CHECK	160.42-
6696A01/11/82			REL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G74834

IDENTIF. REFERENCE

JAN 11 11 27 AM '82

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 861462