THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:

David A. Tournaud
6121 Pettus Road
Antioch, TN. 37013

SEND TAX BILLS TO:

Leader Federal Savings & Loan Association
158 Madison Avenue
Memphis, Tennessee 38103

MAP-PARCEL NUMBERS:

5D-23547
181-147

**WARRANTY DEED**

BOOK 6549 PAGE 687

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Laura P. Boner, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto David A. Tournaud and wife, Pamela J. Tournaud

hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in the 5th Civil District of Davidson County, Tennessee, and shown as Tract No. 12 on an unrecorded survey of the Jacey A. Moore, Jr. Lands, dated August 14, 1978, and prepared by John B. Rainey, Surveyor, Job No. 78-123 and further described according to a mortgage loan inspection by Bruce Rainey & Associates, Registered Land Surveyor, dated April 10, 1985, Job No. 85-160, as follows:
BEGINNING at a point on the westerly margin of Pettus Road, said point being the easterly front corner of the property conveyed to Clarence T. Stubblefield and wife, Linda K. Stubblefield by deed of record in Book 5355, page 890, Register' Office for Davidson County, Tennessee; thence leaving the westerly margin of said Pettus Road with the northerly line of the said Stubblefield property north 83° 09' 39" west, 1512.91 feet, to a point; thence, north 04° 02' 52" east, 126.42 feet, to a point located on the southerly line of the property conveyed to Carl B. Stiddum by deed of record in Book 5343, page702, said Register' Office; thence, with a portion of Stiddum's southerly line and continuing along the southerly line of the property conveyed to Charles Edward Trotter and wife, Louise D. Trotter by deed of record in Book 4964, page 387, said Register's Office, south 86° 00' 50" east 1635.86 feet, to a point located on the westerly margin of said Pettus Road; thence with the said westerly margin of Pettus Road south 35° 45' 54" west 237.29 feet, to the point of beginning, containing 6.00 acres, more or less.

BEING the same property conveyed to Morris W. Boner and wife, Laura P. Boner by installment deed from Malcolm R. Bess and wife, Josephine Y. Bess of record in Book 5688, page 1, said Register's Office. Morris W. Boner has since conveyed *

This is (un)improved property, known as 6121 Pettus Road, Antioch, TN. 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 2nd day of May, 19 85.

Laura P. Boner
Laura P. Boner

CHECK

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

On this 2nd day of May, 19 85, before me personally appeared Laura P. Boner, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6549 PAGE 688

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 106,500.00.

_____
Affiant

Subscribed and sworn to before me, this the 2nd day of May, 1985.

My Commission Expires: 10-24-88

_____
Notary Public

*all his interest in said property to Laura P. Boner by Quitclaim Deed of record in Book 6330, page 923, said Register's Office.

The property herein conveyed is subject to restrictive covenants of record in Book 5688, page 1, said Register's Office.

**WARRANTY DEED**

from:
Laura P. Boner, unmarried

to:
David A. Tournaud and wife, Pamela J. Tournaud

FELICIA WILSON, REGISTER
DAVIDSON COUNTY, TN

MAY 6 | 42 PM '85

IDENTIFICATION REFERENCE

J.O. 2:1:9

Return to: cg

**PERCY WILKINS, JR.**
and
**CHRISTY WILKINS IVEY**
**Attorneys at Law**
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 23551

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

BOOK 6549 PAGE 689

RECEIVED OF _____

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 |
|---|---|---|---|---|

106500.00- CONT
276.90 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 283.40-
4837A05/06/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J.02 I. I. 9

IDENTIF. REFERENCE

MAY 6 1 42 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 131604