BOOK 6721 PAGE 800

This Instrument Prepared By:
DEAN ROBINSON, ATTORNEY
225 Lebanon Road - Box 425
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:	SEND TAX BILLS:	MAP-PARCEL:
Lee G. Boner, et ux	Simmons 1st National Bank	Map 74-04-0
5769 New Hope Road	P.O. Box 7448	Parcel 99
Hermitage, TN 37076	Pine Bluff, AR 71611	Feild Book
		#04-d34066

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Ben D. Dixon and wife, Margaret A. Dixon,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Lee G. Boner and wife, Ruth H. Boner,** 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:

> Land in Davidson County, Tennessee, being Lot No. 36 on the Plat of Hermitage Hills, Section 12, as of record in Book 4675, page 125, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Ben D. Dixon and wife, Margaret A. Dixon, by virtue of a deed from Gaylon Faulkner Builders, Inc., of record in Book 6179, page 262, Register's Office for Davidson County, Tennessee.
>
> It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Capitol Mortgage Corporation, of record in Book 6179, page 265, Register's Office for Davidson County, Tennessee, said Deed of Trust having been assigned to Simmons First National Bank of Pine Bluff by an unrecorded instrument dated November 21, 1983, and also that the escrow account in connection with the aforesaid mortgage is hereby transferred to the said Grantees, as is the hazard insurance.

This is improved property known as 8131 Bonnafair Drive, Hermitage, Tennessee 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 4820, page 611; Book 4960, page 506; and Book 5349, page 949, and easements, conditions and covenants of record in Book 4675, page 125, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by Grantors.

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 hand this 27th day of November, 1985.

Ben D. Dixon
BEN D. DIXON

Margaret A. Dixon
MARGARET A. DIXON

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ben D. Dixon and wife, Margaret A. Dixon,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 27th day of November, 1985.

Dean Robinson
NOTARY PUBLIC

My Commission Expires: 10/12/86

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is $65,500.00.

Ruth H. Boner
AFFIANT

Subscribed and sworn to before me
this 26th day of November, 1985.

Dean Robinson
NOTARY PUBLIC

My Commission Expires: 10/12/86

570 83

IDENTIFICATION REFERENCE

DEC 2 11 26 AM '85

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____ BOOK 6721 PAGE 802

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

55500.00- CONT.
170.00 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 176.50-
1527A13/02/85 32L .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57068

IDENTIFICATION REFERENCE

DEC 2 11 26 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 196621