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THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
225 Lebanon Road - Box 425
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Cynthia C. Fogle
701 Bay Court
Old Hickory, TN 37138

MORTGAGEE:
Simmons 1st National Bank
P. O. Box 7448
Pine Bluff, AR 71611

SEND TAX BILLS:
-Mortgagee-

MAP-PARCEL:
Map & Parcel No.
74-04-99
Field Book No.
04D-34066

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Lee G. Boner and wife, Ruth H. Boner, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Cynthia C. Fogle, hereinafter called the Grantee, her 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 Plan of Hermitage Hills, Section 12, as of record in Boon 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 Lee G. Boner and wife, Ruth H. Boner by virtue of a deed from Ben D. Dixon and wife, Margaret A. Dixon as of record in Book 6721, page 800, 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 Grantee 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 Grantee, as is the hazard insurance.

This is improved property known as 8131 Bonnafair Drive, Hermitage, TN 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, covenants and conditions as shown on the Plan 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 the Grantee.

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 10th day of September, 1986.

Lee G Boner
LEE G. BONER

Ruth H Boner
RUTH H. BONER

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 **Lee G. Boner and wife, Ruth H. Boner,** 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 10th day of September, 1986.

NOTARY PUBLIC

My Commission Expires: 10/12/86

STATE OF TENNESSEE)
COUNTY OF WILSON)

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The actual consideration or value, whichever is greater, for this transfer is $65,779.06

Cynthia C. Faye
AFFIANT

Subscribed and sworn to before me this 10th day of September, 1986.

Linda Coleman
NOTARY PUBLIC

My Commission Expires: 10/12/86

4 1 8 3 6

IDENTIFICATION REFERENCE

SEP 15 10 15 AM '86

FELIX Z WILLIAMS REGISTER
DAVIDSON COUNTY, TN

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

64779.00 CAMT.
184.24 CSTAX
.50 PRPEE
9.00 WDEED
CHECK 193.74
1757A09/15/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

41836

IDENTIFICATION REFERENCE

SEP 15 10 15 AM '86

REGISTER

DAVIDSON COUNTY, TENN.

No. 294577