97

BOOK 8256 PAGE 506

STATE OF TENNESSEE,
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,000.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF December, 19 90

Notary Public

MY COMMISSION EXPIRES: 5-20-92
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 101 Cumberland Avenue, Madison, Tennessee 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Henry L. Harper (NAME)	Mortgage Resources, Inc. (NAME)	13DA 64060
1812 River Drive (ADDRESS)	404 BNA Drive, Suite 200 (ADDRESS)	81-1-75
Nashville, Tennessee 37218 (CITY) (STATE) (ZIP)	Nashville, TN 37217 (CITY) (STATE) (ZIP)	

FOR AND 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, Terry L. Boner and wife, Candi L. Rankhorn Boner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Henry L. Harper

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 the northerly 57 feet of Lot No. 30 on the Map of Hailey's Subdivision of Block 5 in G. T. Sheegog's Subdivision at Bordeaux of record in Book 547, page 155, Register's Office for Davidson County, Tennessee.

Said 57 feet of Lot No. 30 fronts 57 feet on the easterly side of River Drive and extends back between parallel lines 220 feet, more or less, to the low water mark of the Cumberland River.

Being the same property conveyed to Terry L. Boner and Candi L. Rankhorn by deed from Mary L. Dye, a widow, of record in Book 6321, page 487, Register's Office for Davidson County, Tennessee.
The said Terry L. Boner and Candi L. Rankhorn having since married.

79195
IDENTIF. REFERENCE
DEC 13 8 44 AM '90
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

8860 12/13 0101 03CHECK 196.09

unimproved ( )
This is improved (X) property, known as 1812 River Drive, Nashville, Tennessee 37218
(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 hand s this 6th day of December 19 90

Terry L. Boner

Candi L. Rankhorn Boner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Terry L. Boner and wife, Candi L. Rankhorn Boner

the Bargainor, S P L, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 6th day of December, 19 90.

Commission expires 5-20-92

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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

Terry L. Boner and wife, Candi L. Rankhorn Boner

TO

Henry L. Harper

RETURN TO:

William D. Castleman
101 Cumberland Avenue
Madison, Tennessee 37115

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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	57300.00
CON TX	189.09
PRFEE	1.00
WDEED	6.00
TOTAL	196.09
CHECK	196.09

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 43 0001 8860

79195

IDENTIF. REFERENCE

DEC 13 8 44 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 381298