Map 147-16, Group _____, Parcel 74 BOOK 9869 PG 626

WARRANTY DEED RESERVING LIFE ESTATE

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid, and other good and valuable considerations not herein mentioned, receipt of all of which is hereby acknowledged, we, JOHN D. BONIOL, SR. and wife, REBA R. BONIOL, have this day bargained and sold and by these presents do hereby bargain, sell, transfer and convey unto PHILLIP LEE BONIOL, his heirs and assigns, the following described tract or parcel of land, SUBJECT TO A LIFE ESTATE IN SAME IN WHICH WE HEREBY RESERVE FOR OURSELVES, lying and being in the _____ CIVIL DISTRICT of Davidson County, Tennessee, bounded and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 355 on the Plan of Fairlane Park, Section III, of record in Book 2331, pages 145 and 146, Register's Office for said County.
>
> SAID Lot No. 355 fronts 94.7 feet on the easterly side of Raywood Lane and runs back 157.7 feet on the northerly line and 114.2 feet on the southerly line to a dead line in the rear on which it measures 75.9 feet.
>
> Being the same property conveyed to John D. Boniol, Sr. and wife, Reba R. Boniol, by virtue of a deed from Forrest Ann Wheat Holder, dated July 27, 1962, of record in Deed Book 3406, Page 539, Register's Office, Davidson County, Tennessee.
>
> No boundary survey was made at the time of this conveyance and the legal description is not different from the previous deed of record.

TO HAVE AND TO HOLD the above described tract or parcel of property to the grantee herein named, his heirs and assigns, in fee simple, forever, subject to reservation of the life estate above mentioned.

We covenant with the grantee herein named, his heirs and assigns, that we are lawfully seized and possessed of said property and have a good and lawful right to convey the same, that it is free and unencumbered; and, that we will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever, and we bind our heirs, assigns and representatives by the above covenants.

Preparer makes no representation as to the validity of the title.

This instrument was prepared from information furnished by the parties

herein for which the preparer assumes no responsibility.

Witness our hands and signatures this the 28th day of November, 1995.

BOOK 9869 PG 627

John D. Boniol Sr.
JOHN D. BONIOL, SR.

Reba R. Boniol
REBA R. BONIOL

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, JOHN D. BONIOL, SR. and wife, REBA R. BONIOL, the within named bargainor with whom I am personally acquainted, or proven to me on the basis of satisfactory evidence, and who acknowledged that they executed the within and foregoing instrument for the purposes therein contained.

Witness my signature and seal of office this the 28th day of November 1995.

Melissa W. Babbitt
Notary Public

My commission expires: May 30, 1999

1377 11/28 0101 03CHECK 101.50

This Instrument Prepared By:
UPCHURCH, COLVARD & YORK
Attorneys at Law
P. O. Box 3549, Woodmere Mall
Crossville, TN 38557

c/deeds/95/boniol

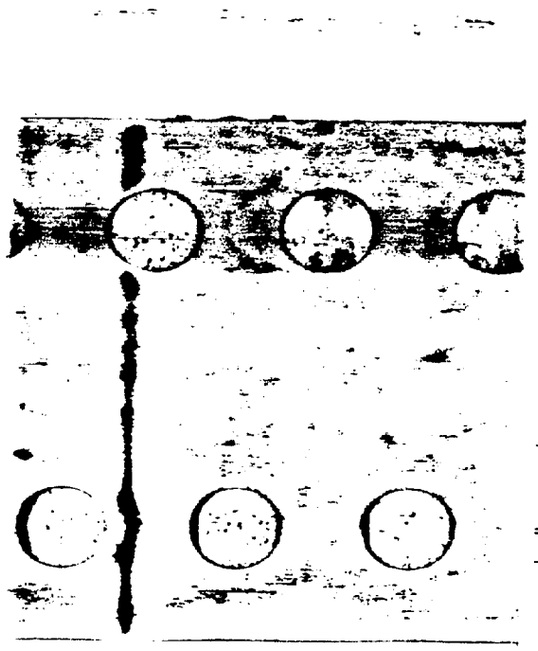
SEND TAX NOTICES TO:
Phillip LEE Boniol
4900 Raywood Ln.
Nashville TN. 37211

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 25,000
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF Nov. 1995.
Deputy Register

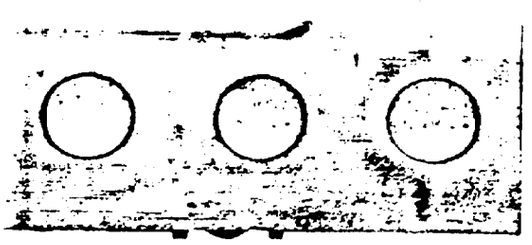
PICK-UP

95 NOV 28 AM 8:59

0126239







OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9869 PG 628

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

CAMT 25000.00
CON TX 92.50
PRFEE 1.00
WDEED 8.00
TOTAL 101.50
CHECK 101.50

11/28/95 01 09:02 0001 1927

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0126239

IDENTIFICATION REFERENCE

95 NOV 28 AM 9:02

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN.

No. 980453