This Instrument Prepared By (From information furnished by Parties):
HAROLD REEVES, ATTORNEY P.C.
1281-G North Mt. Juliet Road
Mt. Juliet, TN 37122
(615)754-9151

mail

9991 584

ADDRESS NEW OWNER:
Katherine Cliffordean Eakes
3176 Hobson Pike
Hermitage, TN 37076

SEND TAX BILL:
To Owner

OWNER:

MAP AND PARCEL:
MAP *Pt. of 137*
PARCEL *60*
O4D 21260

QUITCLAIMDEED

I, William A. Boner hereby Quitclaim all of my one-sixth interest to Katherine Cliffordean Eakes, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING in the 4th Civil District of Davidson County, Tennessee, and described according to a survey made by Lewis D. Justice, Surveyor, dated July 8, 1946, as follows:

BEGINNING at a point in the center of a County Road 323.5 feet eastwardly from the intersection of the center line of said Road and the center line of the Old Hickory Blvd.; thence with the center of said road, south 86 degrees 55' E 364 feet to a point; thence S 9 degrees 45' W 14 feet to a point in the southern boundary line of a tract of land owned by Will Tippit; thence with the Tippit's southern boundary line south 86 degrees 35' east 308 feet to a point, the northwest corner of a 110 acre tract of land conveyed to Pinkney Ogle and wife by deed from John B. Robinson and wife, of record in Book 1392, Page 223, Register's Office for said County; thence with Ogle's western boundary line S 4 degrees 45' W 456.5 feet to a point, S 63 degrees W 88 feet to a point, S 1 degree W 237 feet to a point, S 1 degree 50' E 175 feet to a point and S 88 degrees 10' W 510 feet to a point; thence N 2 degrees 35' W 972 feet to the beginning containing 12.54 acres, more or less.

LESS PORTIONS OF SAID TRACT previously conveyed by Grantors to others by deeds and easements in Deed Book 4425, Page 563, Deed Book 3835, Page 282, and Deed Book 4326, Page 330, all in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Lee G. Boner, Katherine Cliffordean Eakes, Betty Jane Frank, Mary Ruth Johnson, Nancy Marie Mathis, and William A. Boner, as tenents-in-common by deed from C. D. Boner and wife, Thelma Townes Boner of record in Book 5697, Page 384, Register's Office for Davidson County, Tennessee, a Life Interest having been retained by C. D. Boner and wife, Thelma Townes Boner, the said C. D. Boner and Thelma Townes Boner having since been deceased.

This is improved property known as Granny Wright Lane, Hermitage, TN 37076.

2784 03/26 0101 03CHECK 8.00

This is the same description as in previous deed of record.

This conveyance is subject to restrictions, and such easements and setback lines of record in said Register's Office.

And now I, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby Quitclaim and convey all my interest unto the said Katherine Cliffordean Eakes, her heirs and assigns, forever; and I, William A. Boner covenant with the said Grantees that the same is conveyed subject to the limitations and restrictions as may effect the premises. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

0164173
IDENTIF. ↑ REFERENCE

96 MAR 26 PM 2:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

9991 PG 585

Witness our hands this the 17th day of March, 1996.

William A Boner
William A. Boner

STATE OF TENNESSEE)
COUNTY OF Wilson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named William A. 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 Quitclaim Deed for the purposes therein contained. Witness my hand and official seal at Mt Juliet, Tennessee, this the 17th day of March, 1996.

Barbara C. Parrish
NOTARY PUBLIC

My Commission Expires: 10.27.96

STATE OF TENNESSEE)
COUNTY OF Wilson)

The actual value or consideration, whichever is greater, for this transfer is $ NONE.

Pat Galyean
AFFIANT

Subscribed and sworn to before me this 17th day of March, 1996.

Louise N. Tyner
NOTARY PUBLIC

My Commission Expires: 4/25/98