This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
2542 North Mt. Juliet Road
Post Office Box 888
Mt. Juliet, TN 37122

BOOK 10264 PG 657

ADDRESS NEW OWNER:
Ronnie Smith, Trustee
14111 Lebanon Road
Old Hickory, Tennessee 37138

SEND TAX BILL:
To Owner

MORTGAGEE:
Wilson Bank & Trust
623 West Main Street
Lebanon, Tennessee 37087

MAP AND PARCEL:
Map 137-0
Group
Parcel 60

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, **Ruth Boner (widow of Lee G. Boner), Katherine Cliffordean Eakes, Betty Jane Frank, Mary Ruth Johnson, Nancy Marie Mathis, and William A. Boner**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Ronnie Smith, Trustee**, with full power to buy, sell, mortgage, encumber and convey without the joinder of any person or beneficiary whomsoever, and hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Property lying in the formerly 4th Civil District of Nashville, Davidson County, Tennessee; bounded on the north by property belonging to the United States of America (J. Percy Priest Lake tract #917) of record in Book 3835, page 284, and by U.S.A. Tract #918, on the east and south by property belonging to David Burroughs of record in Book 8717, page 293, also on the south by property belonging to Donald McBroom of record in Book 9329, page 866, and on the west by Hobson Pike (Tennessee Highway 171) and also known as relocated road #6 in the U.S. Army Corp of Engineers project #67-R-4 and more specifically described as follows:

Beginning on a U.S. Army Corp of Engineers concrete monument on the east margin of Hobson Pike and being 70.29 feet south of the intersection of Granny Wright Pike and Hobson Pike, being the northwest corner of the herein described tract, thence S 58 degrees 01 minutes 13 seconds E 577.53 feet to a concrete Corps of Engineers monument at the northeast corner of this tract and the northwest corner of Burroughs; thence with Burroughs lines S 9 degrees 54 minutes 44 seconds W 156.50 feet to a 3/4 inch pipe, 4 feet high in a fence line; thence S 65 degrees 01 minutes 53 seconds W 88.00 feet to an iron pin set by a corner fence post; thence S 7 degrees 33 minutes 49 seconds W 237.14 feet to an iron pin; thence S 3 degrees 18 minutes 57 seconds W 181.27 feet to an iron pin set by an old fence post hole, the southeast corner of this tract; thence N 86 degrees 25 minutes 42 seconds W 157.92 feet to an iron pin in a fenceline by an 8 inch hackberry, McBroom's northeast corner; thence with McBroom N 86 degrees 45 minutes 49 seconds W 308.94 feet to an iron pin on the east margin of Hobson Pike, the northwest corner of McBroom and the southwest corner

of this tract; thence with the east margin of Hobson Pike the following: Around a curve to the left with a radius of 1,442.39 feet for a distance of 40.00 feet to an iron pin; thence N 77 degrees 36 minutes 34 seconds W 10.00 feet to an iron pin; thence around a curve to the left with a radius of 1,432.39 feet a distance 240.20

feet to an iron pin; thence N 6 degrees 54 minutes and containing 8.25 acres, more or less according to a survey by Gaylon W. Northcutt, TN RLS No. 1529.

This property is the subject of two parallel T.V.A. electric power line rights-of-way with an approximate total width of 275 feet.

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 by deed retaining life estate from C. D. Boner and wife, Thelma Townes Boner, dated January 2, 1981, as of record in Book 5697, page 384, Register's Office for Davidson County, Tennessee. This is also the same property wherein the one-sixth interest of the said William A. Boner was conveyed to quitclaim deed to Katherine Cliffordean Eakes, by instrument of record in Book 9991, page 584, Register's Office for Davidson County, Tennessee. The said C.D. Boner and wife, Thelma Townes Boner have since died, and the life estate has been extinguished. The said Lee G. Boner has since died, and the undersigned Ruth Boner is his sole surviving heir at law.

This is improved property known as 3176 Hobson Pike, Hermitage, TN 37076.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is also made subject to an easement for right-of-way in favor of United States of America, as evidenced by an instrument of record in Book 3835, page 282, Register's Office for Davidson County, Tennessee, to which instrument reference is here made.

This conveyance is also made subject to an easement for transmission lines, in favor of the United States of America, as evidenced by an instrument of record in Book 4425, page 563, Register's Office for Davidson County, Tennessee, to which instrument reference is here made.

Real property taxes for 1996 have been settled between the parties.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ronnie Smith Trustee, his successors and assigns, forever; and we, Ruth Boner, Katherine Cliffordean Eakes, Betty Jane Frank, Mary Ruth Johnson, Nancy Marie Mathis, and William A. Boner, do covenant with the said Grantee 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, his successors and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 6th day of November, 1996.

Ruth Boner
Ruth Boner

Katherine Clifford Eakes
Katherine Clifford Eakes

Mary Ruth Johnson
Mary Ruth Johnson

Nancy Marie Mathis
Nancy Marie Mathis

William A Boner
William A. Boner

Betty Jane Frank
Betty Jane Frank

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Ruth Boner, Katherine Cliffordean Eakes, Mary Ruth Johnson, Nancy Marie Mathis, and 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 6th day of November, 1996.

Patricia M. Sloan
NOTARY PUBLIC

My Commission Expires: February 3, 1997

STATE OF GEORGIA)
COUNTY OF Fulton)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Mary Jane Frank**, the bargainor, 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 in the City of Atlanta, Georgia, this the fifth day of November, 1996.

NOTARY PUBLIC

My Commission Expires: Notary Public, Fulton County, Georgia My Commission Expires September 24, 2000

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 107,500.00.

Ronnie Smith
AFFIANT

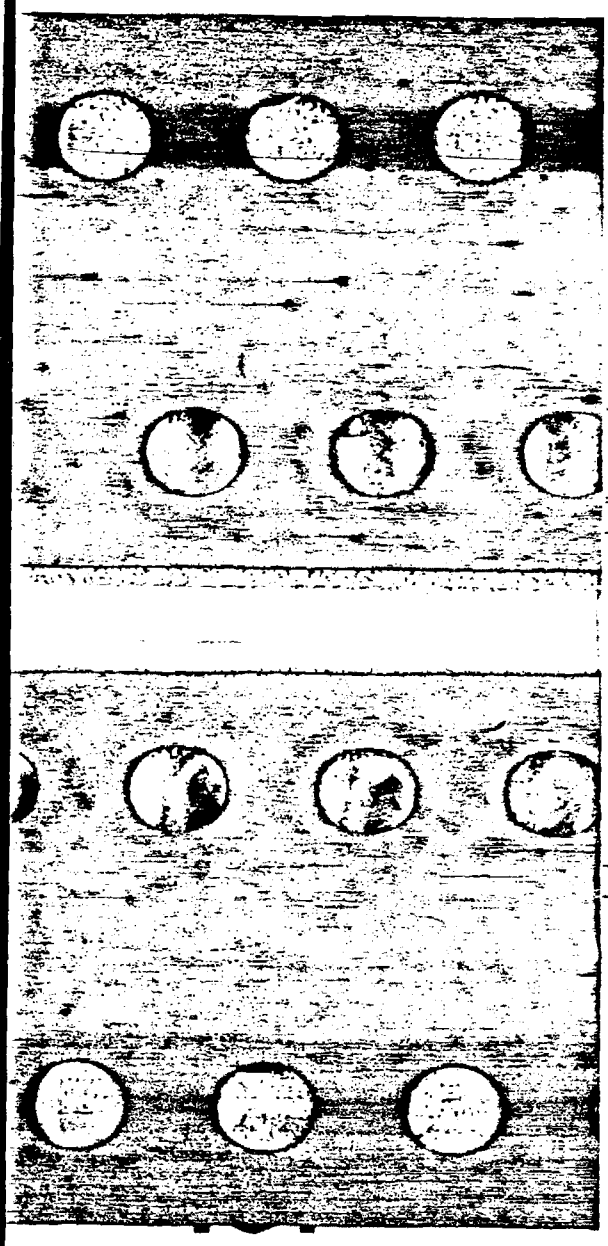
Subscribed and sworn to before me
this 6th day of November, 1996.

Patricia M. Sloan
NOTARY PUBLIC
My Commission Expires: February 3, 1997

7238 11/20 0101 03CHECK 414.75

96 NOV 20 AM 9:05
FILED & RECORDED IN REGISTER
DAVIDSON COUNTY, TN.

0248214
IDENTIF. & REFERENCE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10264 PG 661

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 107500.00
CON TX 397.75
PRFEE 1.00
WDEED 16.00
TOTAL 414.75
CHECK 414.75

11/20/96 01 09:05 0001 7238

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02482 14
IDENTIF. ↑ REFERENCE

96 NOV 20 AM 9:05

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1089951