DEED PREPARED BY J. K. WOODARD, ATTORNEY, 608 Gallatin Road, North, Madison, Tenn. 37115

mail to

WARRANTY DEED

BOOK 4513 PAGE 195

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES THOMAS TOOMBS, et ux (NAME)	James Thomas Toombs, et ux (NAME)	
45 Jones Circle (STREET ADDRESS OR ROUTE NUMBER)	45 Jones Circle (STREET ADDRESS)	Map 44-7
Old Hickory, Tennessee (CITY) (P. O. ZONE) (STATE)	Old Hickory, Tennessee (CITY) (ZONE) (STATE)	Pt Par. 7 pat

FOR AND IN CONSIDERATION of the sum of Ten and no/100---------- ($10.00) Dollars,

cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration,

We, CLYDE GEORGE and wife, RUBY H. GEORGE, hereinafter called the GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said JAMES THOMAS TOOMBS and wife, WANDA JUNE TOOMBS, hereinafter called the GRANTEES, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being part of Lot No. 18 of the River Vista Subdivision, as shown on the plan of record in Book 1424, page 118, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at an iron pin on the northerly margin of Jones Circle, said iron pin being the common corner between Lot No. 18 and Lot No. 19 on said plan; thence with the common line between said lots North 50° 22' east 150 feet to a point in the center line of a road; thence north 52° 13' east 123 feet to an iron pin in the common line between said lot No. 18 and lot No. 17 on said plan; thence with the common line between said lots south 34° 23' east 140 feet to an iron pin in the northerly margin of Jones Circle; thence southwesterly with said margin and with a curve to the left, said curve having a radius of 238.1 feet, a distance of 80 feet to the point of beginning.

Being part of the same property conveyed to Clyde George and wife, Lillie R. George, by deed from C. E. Reynolds, of record in Book 1764, page 336, Register's Office for said County; the said Lillie R. George has since died and Clyde George remarried to Ruby H. George.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 12,500.00

Subscribed and sworn to before me, this the 14 day of June, 1971

My commission expires: June 13 1975 (Affix Seal)

Affiant James Thomas Toombs

Notary Public Wanda R. Crusup

This is improved (x) unimproved ( ) property, known as 45 (House Number) Jones Circle (Street), O.H. Hickory P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, their (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said GRANTEES, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 18th day of June, 1971, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Clyde George

Ruby H. George

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Clyde George and wife, Ruby H. George

the within named bargainor...S, with whom I am personally acquainted, and who acknowledged that they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Madison, *Tennessee, this* 18 *day of* June, *19* 71

Commission expires May 13 1975 *Notary Public*

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ....., *of the* ....., *the within named bargainor, a corporation, and that* ..... *he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ..... *self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

JUN21 71	CONV	12,500.00				
JUN21 71	S'TAX		A*	32.50		
JUN21 71	PR'FEE		A*	.50		
JUN21 71	W'DEED		A*	3.00	*	36.00

B 19841

IDENTIF. REFERENCE

JUN 21 3 29 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

CLYDE GEORGE, ET UX

TO

JAMES THOMAS TOOMBS, ET UX

Compliments of

Madison Title Company

320 Gallatin Road
MADISON, TENNESSEE 37115

Representing

Chicago Title Insurance Company
CHICAGO, ILLINOIS