WARRANTY DEED

BOOK 4694 PAGE 149

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Bernice C. Hicks	Same.	70-2-26
(NAME) 911 Villa Place	(NAME)	13D-670.
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn., 37212.	(STREET ADDRESS)	SH
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Twelve Thousand One Hundred and no/100 ($12,100.00) - Dollars, cash in hand paid by Bernice C. Hicks, a widow, the receipt of which is hereby acknowledged, we, Benton L. Toney and wife, Rubye Toney,

have this day bargained and sold, and do hereby transfer and convey unto the said Bernice C. Hicks, her ~~successors~~, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being parts of Lots Nos. 12 and 13 on the Map of Sarah McIntosh's Subdivision of certain lots in the Old Daniel Young Tract, as of record in Book 332, page 71, Register's Office for said County, more particularly described as follows:

Beginning at the easterly margin of the New Highway on the southern line of said lot No. 12; thence south 89° east 431 feet, more or less, to an elm in the southerly line of said Lot No. 13; thence north 55-1/2° east 150 feet, more or less, to a point in thesoutheasterly line of said lot No. 13; thence south 89° west and parallel with and 100 feet northerly from the southern lines of said lots Nos. 12 and 13, 535 feet, more or less, to a point in the easterly margin of said New Highway; thence south 22-1/2° west, with the easterly margin of said Highway, 130 feet, more or less, to the beginning.

Being the same property conveyed to Benton L. Toney and wife, Rubye Toney, by deed from Clarence B. Martin and wife, Frances C. Martin of record in Book 2696, page 528, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 12,100.00

Subscribed and sworn to before me, this the 2 day of April 1973

Affiant

My commission expires: 11-17-74 (Affix Seal)

Notary Public

~~Unimproved~~ ( ) This is improved (X) property, known as 2812 Buena Vista Pike, Nashville, Tenn., 37218. (House Number) (Street) 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 Bernice C. Hicks, her ~~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, except 1973 Metro taxes which have been pro rated.

We further covenant and bind ourselves our heirs and representatives, to warrant and forever defend the title to said real estate to said Bernice C. Hicks, her ~~successors~~, heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 2nd day of April, 1973 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Benton L. Toney

Rubye Toney

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Harry G. Nichol, a Notary Public in and for said County and State, Benton L. Toney and wife, Rubye Toney,

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 Nashville, Davidson County, Tennessee, this 2 day of April, 19 73.

Harry G. Nichol
Notary Public

Commission expires 8/3/73

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 _____

This deed drafted by:
Harry G. Nichol, Atty.
711 J.C.Bradford Bldg.
Nashville, Tenn., 37219.

APR-2	CONV	12,100.00			
APR-2	S'TAX		A*	31.46	
APR-2	PR'FEE		A*	.50	
APR-2	W'DEED		A*	4.00	* 35.96

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

WARRANTY DEED

FROM
BENTON L. TONEY ET UX

TO
BERNICE C. HICKS.

Property: 2812 Buena Vista Pike.

Bernice C. Hicks
911 Villa Place
Nashville, Tenn. 37211

IDENTIF. REFERENCE

APR 2 11 59 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Chicago Title Insurance Company
American Trust Bldg.—S.W. Corner
Third & Union
Phone 256-2650
NASHVILLE, TENNESSEE