Form No. WD-1

BOOK 5040 PAGE 709

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ _____

John J. Vanags
Affiant

37,396.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JUNE 19 76

Barbara Ferguson
Notary Public

MY COMMISSION EXPIRES: 10/4/78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Dobson & Johnson, Inc., 311 Plus Park Blvd., Nashville Tenn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John J. Vanags (NAME)	Home Fed. Sav. & Loan Assn. (NAME)	
2529 Edge-O-Lake Dr. (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Ave. N. (STREET ADDRESS)	149 3
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	58

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Emmett W. Toombs, Jr. et ux Brenda F. Toombs

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John J. Vanags et ux Judy Lee Vanags

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 454 on the Plan of Edge-O-Lake Estates, Section 6, as of record in Book 3700, page 16, Register's Office for said County, to which reference is hereby made for a more detailed description.

Being the same property conveyed to Emmett W. Toombs, Jr . and wife, Brenda F. Toombs by deed from James Ronnald Haley and wife, Tavye Pack Haley of record in Book 4661, page 987, Register's Office for said County.

THIS conveyance is subject to any and all existing easements of record.

unimproved ( )
This is improved ( ) property, known as XX (House Number) 2529 Edge-O-Lake Dr. (Street) Nashville (P. O. Address) TN (City or Town) 37217 (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand this 13TH day of JUNE, 19 76

Emmett W. Toombs Jr.
Emmett W. Toombs, Jr.

Brenda F. Toombs
Brenda F. Toombs

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Emmett W. Toombs, Jr. et ux Brenda F. Toombs

the 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, Tennessee, this 18TH day of JUNE 19 76

Commission expires 10/4/78

Barbara Ferguson
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19 _____

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Emmett W. Toombs, Jr.

TO
John J. Vanags

D 56250

CROSS REFERENCE

JUN 30 2 01 PM '76

REGISTER
DAVIDSON CO., TENN.

DOBSON & JOHNSON, INC.
Mortgage Bankers
311 Plus Park Blvd.
Nashville, Tennessee 37217

JUN30 76	CONV	37,396.17			
JUN30 76	S'TAX		B*	97.24	
JUN30 76	PR'FEE		B*	.50	
JUN30 76	W'DEED		B*	4.00	* 101.74