BOOK 5273 PAGE 652

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF April, 1978.

Notary Public

MY COMMISSION EXPIRES: Nov. 3, 1980

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert F. Doyle, Attorney 509 Stahlman Building Nashville, Tenn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Morris Tucker, Jr. et ux (NAME)	Same (NAME)	Map 71-6
1402 Artic Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcels 52 &51
Nashville, Tenn. 37207 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	13DA-09495 13DA-09490

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, ROGER RICHARD TONEY AND WIFE, MINNIE SUE TONEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MORRIS TUCKER, Jr. AND WIFE, MARTHA A. TUCKER

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:

Land in Davidson County, Tennessee, being the westerly 60 ft. of Lot 21, the easterly part of Lot 21, and the westerly part of Lot # 20, on the Map of John Scruggs Subdivision of 8 acres as of record in Book 161, page 86, Register's Office for said County, together with a 12 ft. strip paralleling the westerly lot line of Lot # 21, and 5 ft. paralleling the northerly or rear lot line of lot # 21 and 20 as set out on the official map of Metropolitan Government of Nashville and Davidson County, Tennessee, Map No. 71-6, parcels 52 and 51, and abandoned by Metropolitan Government by Ordinance No. 64-324, and described in 2 tracts as follows:

TRACT 1: Beginning at a point in the northerly margin of Artic Avenue 58 Ft. west of the common corners of Lots Nos. 21 & 20; thence with the margin of Artic Ave. westwardly 72 ft. to a point; thence northwardly 142.3 ft., more or less, to the center point in an abandoned alley; thence eastwardly with the center line of said alley 72 ft., more or less, to a point; thence southerly and parallel with the westerly line of Lot 21, 135 ft., more or less, to the point of beginning.

TRACT 2: Beginning at a point in the northerly margin of Artic Ave. being the commor front corners of Lots Nos. 21 and 20; thence westwardly 58 ft. to a point; thence northwardly 135 ft., more or less, to the center of an abandoned alley; thence eastwardly with the center line of said abandoned alley 58.3 ft., more or less, to a point; thence southerly and parallel with the westerly side lot line in Lot No. 21, 132.5 ft., more or less, through the westerly portion of Lot 20 to the point of beginning.

BEING the same property conveyed to Roger Richard Toney and wife, Minnie Sue Toney by deed from Golda May Toney, Earl C. Sutton and wife, Audrey F. Sutton, and Willie E. Lynn and wife, Elizabeth Lynn as of record in Book 5103, page 538, and Book 3870, page 300, Register's Office for Davidson County, Tennessee.

This is (unimproved / improved) property, known as 1402 Artic Avenue, Nashville, Tennessee 37207
(House Number) (Street) (P. O. Address) (City or Town) (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 hands this 13th day of April, 19 78

Roger Richard Toney

Minnie Sue Toney

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Nadine Chambers, a Notary Public in and for said County and State, the within named Roger Richard Toney and wife, Minnie Sue Toney

the bargainors, 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 13th day of April, 1978.

Commission expires November 3, 1980.

Nadine Chambers
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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (they) (he) 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

Roger Richard Toney and wife,

Minnie Sue Toney

TO

Morris Tucker, Jr. and wife,

Martha A. Tucker

E 5 9 9 5 3

IDENTIF. REFERENCE

APR 14 2 37 PM '78

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

CO 65,000 00	MO
WD 4.00	MS
TD	ST 169.00
CC	ST
MR	PF 50
UCC	TOTAL 173.50