BOOK 5339 PAGE 85

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 24,990.00

Karen A Aguayo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF SEPTEMBER, 19 78

Notary Public

MY COMMISSION EXPIRES: 7-18-82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TITLE ESCROW, INC., 311 PLUS PARK BLVD., SUITE 218, NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hector M. Aguayo (NAME)	The Kissell Company (NAME)	15DZ-17750
1127 Stratford Avenue (STREET ADDRESS OR ROUTE NUMBER)	30 Warder Street (STREET ADDRESS)	61-15
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	Springfield, Ohio 45501 (CITY) (STATE) (ZIP)	348

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, Maxine M. Hester Toney and husband, James B. Toney

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hector M. Aguayo et ux Karen A. Aguayo

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 southeast part of Lot No. 292 on the Map of Inglewood Place, as of record in Book 332, Page 101, Register's Office for said County.

SAID Lot fronts 50 feet on the northerly side of Stratford Avenue and extends back between parallel lines, 155 feet to a dead line.

BEING the same property conveyed to Maxine M. Hester by deed from Jesse Copeland and wife, Ruby W. Copeland, of record in Book 442, Page 729, said Register's Office. Maxine M. Hester having married James B. Toney and is now Maxine M. Hester Toney. James B. Toney herein joins to convey any and all rights and interest he may have; especially his marital rights.

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

This is { unimproved / X improved } property, known as 1127 Stratford Avenue (House Number) (Street) Nashville, TN 37216 (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 SEPTEMBER, 19 78

Maxine M. Hester Toney — Maxine M. Hester Toney

James B. Toney — James B. Toney

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Maxine M. Hester Toney and husband, James B. Toney

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 13TH day of SEPTEMBER 1978.

Commission expires 7-18-82

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, a 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
Maxine M. Hester Toney

TO
Hector M. Aguayo

E 89250

IDENTIF. REFERENCE

SEP 18 2 55 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

to title escrow, inc.
219 fortune building 1
311 plus park boulevard
nashville, tennessee 37217
Jim Box #12

SEP 18 80	CONV	24,990.00			
SEP 18 80 S'TAX			B*	65.00	
SEP 18 80 PR'FEE			B*	.50	
SEP 18 80	W'DEED		B*	4.00	* 69.50