BOOK 5344 PAGE 748 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$28,500.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF October, 78

Notary Public

MY COMMISSION EXPIRES: 6-22-80

(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
Roger R. Toney et ux (NAME)	Same (NAME)	60-1-61
458 Ewing Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	12D-73940
Nashville, Tn. 37207 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Robert W. Dukes and wife, Mable I. Dukes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roger R. Toney and wife, Minnie Sue Toney

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. 43 on the Plan of Aldrich Heights, Section II, as of record in Book 2133, page 128, Register's Office for said County.

SAID Lot No. 43 fronts 100 feet on the southeasterly margin of Ewing Lane and extends back 300 feet on each side line to a line in the rear measuring 100 feet thereon.

BEING the same property conveyed to Robert W. Dukes and wife, Mable I. Dukes by deed from Benny R. Creek and wife, Sue H. Creek of record in Book 5267, pg. 689, Register's Office for Davidson County, Tennessee.

THIS conveyance subject to restrictive covenants of record in Book 2300, page 212 and such easements and setback lines of record in Plat Book 2133, page 128, said Register's Office.

This is { unimproved ( ) / improved (XX) } property, known as 458 Ewing Lane (House Number) (Street) Nashville, Tn. 37207 (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 hand S this 2nd day of October, 19 78

Robert W. Dukes

Mable I. Dukes

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert W. Dukes and Mable I. Dukes

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 2nd day of October 1978

Commission expires 6-24-80

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

E 91742

WARRANTY DEED

FROM Robert W. Dukes and wife, Mable I. Dukes

TO Roger R. Toney and wife, Minnie Sue Toney

IDENTIF. REFERENCE

OCT 2 11 51 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

File Box 12

OCT-2	CONV	28,500.00			
OCT-2	S'TAX		B*	74.10	
OCT-2	PR'FEE		B*	.50	
OCT-2	W'DEED		B*	4.00	
OCT-2	MISC		B*	.20	* 78.80