WARRANTY DEED

BOOK 5448 PAGE 202

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

John M. Toney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF June 19 79

E. Dianne Cobb
Notary Public

MY COMMISSION EXPIRES: 1-25-83

THIS INSTRUMENT WAS PREPARED BY: Douglas R. Berry, 907 Two Mile Pky., Goodlettsville, TN 37072

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
JOHN M. TONEY, et ux (NAME)	First Federal Savings & Loan Association of Nashville (NAME)	Map 32
1520 Hunter's Lane (STREET ADDRESS OR ROUTE NUMBER)	236 Fourth Avenue North (STREET ADDRESS)	Parcel 43
Nashville TN 37207 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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, MARY BROWN OWENS, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN M. TONEY and wife, LINDA J. 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:

Land in the 10th Civil District of Davidson County, Tennessee, being part of the lands of Manuel H. Allen, deceased, of record in Book 142, page 24, Register's Office for said County and part of tract adjoining same in the partition of lands of William M. Allen of record in Book 168, page 603, said Register's Office and being known as Tract No. 1 on unrecorded map of said property made of E. R. Southgate, April 10, 1947, as follows:

Beginning at a point in the center line of Hunter's Lane, lying west of Dickerson Pike at the intersection of the center line of a bridge crossing a creek; thence with the center line of Hunter's Lane south 85° east 244.5 feet to a point, a corner of tracts 1 and 2: thence north 4° 15' east 803 feet to an elm in an old fence line; thence along said fence line north 85° west 297' to a point in the center line of said creek; thence along the center line of same southerly with its meanders (900 feet more or less as per survey by John Kohl, dated April 9, 1979) to the beginning, containing 5.25 acres, more or less.

Being the same property conveyed to Ralph E. Owens and wife, Mary Brown Ownes by deed from Robert Macon Walden and wife, Annie Louise Walden of record in Book 2541, page 45, Register's Office for Davidson County, Tennessee.
The said Ralph E. Owens having since died.

This is improved (X) unimproved ( ) property, known as 1520 Hunters Lane, Nashville, Tennessee
(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 my hand this 11th day of June, 19 79

Mary Brown Owens

MARY BROWN OWENS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Brown Owens

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of June, 1979

Commission Expires 1-15-83 E. Dianne Coble, Notary Public

STATE OF
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 purpose 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

F 33909

IDENTIF. REFERENCE

JUN 11 3 07 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

B64[illegible] 06/11 100.50- CHECK

WARRANTY DEED

FROM

MARY BROWN OWENS

a widow

TO

JOHN M. TONEY, et ux

DOUGLAS R. BERRY
Attorney At Law
907 Two Mile Pky.
Goodlettsville, TN 37072
(615) 859-4086

FILE PIONEER TITLE CO.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5448 PAGE 204

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
8642A06/11/79		40000.00-	CO	
			104.00	CO TX
			.50	PRFEE
			4.00	WDEED
			CHECK	108.50-
			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 33909

IDENTIF. REFERENCE

JUN 11 3 07 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 689601