4136 • 04/18 62.92- CHECK

BOOK 5592 PAGE 30

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

21,750.00 Charline McGowan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF APRIL, A. D. 19 80

W. K. Georgas, Jr.
Notary Public

MY COMMISSION EXPIRES: April 17, 1983

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David E. Mead, Attorney 101 Cumberland Ave., Suite 101 Madison, Tenn. 37115
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charline McGowan (NAME)	Molton, Allen & Williams, Inc. (NAME)	MAP 82-7
611 North Second Street (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 10025 (STREET ADDRESS)	PAR 242
Nashville, Tennessee 37213 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35203 (CITY) (STATE) (ZIP)	20W-15005

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, Ervin Toney and wife Reba Toney

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charline McGowan and Kenneth Porter

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. 6 on the Map of the Lands of Mrs. Sara M. Wingo, not of record, described as follows: Beginning at a point in the easterly margin of North Second Street, 231-3/7 feet south of the southerly margin of Grace Street, formerly Josephine Street, formerly Kent Street, at the corner of lots nos. 5 and 6; thence with the line between said lots, easterly 150 feet to the westerly margin of an alley; thence with the margin of said alley, southerly 46-2/7 feet to the corner of lots nos. 6 & 7; thence with the line between said lots, westerly 150 feet to the eastern margin of North Second Street; thence with the margin of same, northerly 46-2/7 feet to the beginning.

Being the same property conveyed to the within named Grantors by deed of record in Book 2465, Page 419, Register's Office for Davidson County, Tennessee.

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

This is improved (XX) unimproved ( ) property, known as 611 North Second Street (House Number) (Street) Nashville, Tennessee 37213 (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 16TH day of APRIL, 19 80

Ervin Toney Ervin Toney

Reba Toney Reba Toney

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 Ervin Toney and wife Reba 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 JR. Madison, Tennessee, this 7TH day of APRIL, 19 80

Commission expires April 17, 1983

W.K. Georgas, Jr. Notary Public

GEORGAS NOTARY PUBLIC AT LARGE STATE OF TENN.

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 (he) as such _____ and (they) _____, 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
Ervin Toney

TO
Charline McGowan

Return to:

American Escrow Company, Inc.
Cumberland Building, Suite 209
101 Cumberland Avenue
Madison, Tenn. 37115

F. 85552

IDENTIF. REFERENCE

APR 18 9 18 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

American Escrow Company, Inc.
Suite 209 Cumberland Bldg.
101 Cumberland Avenue
Madison, Tennessee 37115

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5592 PAGE 32

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			21750.00-	CO
			56.42	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	62.92-
			4136A04/18/80 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.85552

IDENTIF. REFERENCE

APR 18 9 18 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 753014