This instrument prepared by:
James H. Hill, Atty.
320 Gallatin Rd. South
Madison, Tn. 37115

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Daphne Jean Toney | Mercantile Mortgage Company | 1-34-10 |
| (NAME) 331 Dinwiddie Drive | (NAME) P. O. Box 14569 | Par. 56 |
| (STREET ADDRESS OR ROUTE NUMBER) Madison, Tn. 37115 | (STREET ADDRESS) St. Louis, Missouri 63178 | IID 27190 |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

BOOK 5716 PAGE 863

*FOR AND IN CONSIDERATION of the sum of* - - - - - $10.00 - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - - - - - - *Dollars,* cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption of the unpaid balance of a note to Mercantile Mortgage Company in the original amount of $33,800.00, secured by a Deed of Trust of record in Book 5408, page 254, Register's Office of Davidson County, Tennessee.

I, Terry C. Toney, the grantor,

*have this day bargained and sold, and do hereby transfer and convey unto the said* Daphne Jean Toney, the grantee,

her XXXXXX, *heirs and assigns,*

*certain real estate in Davidson County, Tennessee, as follows:*

All of my one-half undivided interest in and to the following property:

BEING Lot no. 32 on the Plan of Stanley Heights, as of record in Book 3300, page 74, Register's Office for Davidson County, Tennessee.

SAID Lot No. 32 fronts 60 feet on the northerly margin of Dinwiddie Drive and extends back 120 feet on the easterly line and 123.1 feet on the westerly line, to a line in the rear measuring 58.2 feet thereon.

BEING a part of the same property conveyed to Terry C. Toney and wife, Daphne Jean Toney by deed from Jimmy Ray White and wife, Mary Ann White as of record in Book 5446, Page 39, Register's Office for Davidson County, Tennessee.

It being the express intention of the grantor herein to abolish the estate of tenants by the entireties and to create a fee simple title to the grantee in and to the entire interest in the said property previously held by the parties herein.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $_____

Subscribed and sworn to before me, this the _____ day of _____ 19____

Affiant

My commission expires: _____ (Affix Seal)

Notary Public

This is unimproved ( ) improved ( ) property, known as _____ (House Number) _____ (Street) _____ P. O. Address: _____ (City or Town

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said* grantee,

her XXXXXX,

*heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself and my *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantee,

and her

XXXXXX *heirs and assigns, against the lawful claims of all persons.*

*Witness* my *hand* 3rd *this* 11th *day of* March *, 19*81*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date*

Terry C. Toney

TERRY C. TONEY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* the undersigned Terry C. Toney *, a Notary Public in and for said County and State,*

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

*Witness my hand and official seal at* Madison *Tennessee*
*this* 24th *day of* March *, 19* 81

Notary Public

*Commission expires* 10-18-81

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Before me,* ..... *, a Notary Public of the State and County aforesaid, personally appeared* .....
*with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* .....
..... *of the* .....
*the within named bargainor, a corporation, and that* *he as such* .....
*being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

*Witness my hand and seal, at office in* .....
*this* .....*day of* ..... *, 19* ..

Notary Public

*Commission expires* .....

2690 $ 6.00 CASH

RUSH

**WARRANTY DEED**

FROM
Terry C. Toney
TO
Daphne Jean Toney

631580

MAR 3 12 14 PM '81

Compliments of
**Madison Title Company**
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS