1069 10/02 52.00- CHECK

BOOK 5802 PAGE 565

FORM NO. WB-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $17,500.00

Arthur M. Toombs, Sr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF October 1981

Notary Public

MY COMMISSION EXPIRES: 4/21/85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arthur M. Toombs, Sr. (NAME)	Same (NAME)	6DA-16146
2403 Burbank Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	119-1
Nashville, Tn. 37211 (CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	465

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, Jimmy Judkins, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Arthur M. Toombs, Sr. and wife, Dorothy M. Toombs, as tenants by the entirety

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 southerly part of the westerly 50 feet of Lot No. 36 on the map of Overhill City and W. H. Fox's Subdivision of part of Cumberland Nurseries, as of record in Book 332, page 21, Register's Office for said County, described as follows:

BEGINNING on the easterly margin of Burbank Avenue, at the southwest corner of the property conveyed to H. M. Groth and wife, by deed from Lee Tenpenny and wife, of record in Book 1678, page 133, said Register's Office; thence with Groth's southerly line, eastwardly 50 feet to a point 13 feet west of the easterly line of said Lot No. 36; thence southwardly and parallel with said line, 75 feet more or less, to the northerly margin of an alley; thence with said alley, westwardly 50 feet to the easterly margin of Burbank Avenue; thence with said Avenue; northwardly 75 feet, more or less to the beginning.
Together with an easement of three feet running parallel to the easterly line of said Lot 36, running from the land herein conveyed to Valeria Street, being a three foot strip to be used for the purpose of a water line from Valeria Street to the land herein conveyed, said easement to run with the land forever.

BEING the same property conveyed to Jimmy Judkins, by deed from Mamie Pauline Davis and husband, Jesse Davis, of record in Book 5167, page 635, said Register's Office.

Taxes for 1981 have been prorated.

THIS conveyance is subject to any and all easements and building lines as shown on the plan of record in Book 332, page 21, said Register's Office.

unimproved ( )
This is improved (X) property, known as 2403 Burbank Avenue, Nashville, TN. 37211
(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 seised 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 1st day of October, 1981

Jimmy Judkins: Jimmy Judkins

STATE OF TENNESSEE
Davidson County

BOOK 5802 PAGE 566

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Jimmy Judkins

the bargainor; with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of October 19 81

Commission expires 4/21/85

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 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

JIMMY JUDKINS, UNMARRIED

TO

ARTHUR M. TOOMBS, SR. AND WIFE,

DOROTHY M. TOOMBS

562396

IDENTIFICATION REFERENCE

RUSH

OCT 2 10 50 AM '81

REGISTER
DAVIDSON COUNTY, TENN.

title escrow, inc.

suite 218
640 spence lane
nashville tennessee 37217

File Box #24

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5802 PAGE 567

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
			1750[illegible].00- CO	
			45.50 CO TX	
			.50 PRFEE	
			6.00 MOBLD	
			CHECK	32.00-
			1069A10/02/81 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 2 3 9 6

[illegible] REFERENCE

Oct 2 10 50 AM '81

No. 846451