WARRANTY DEED

BOOK 6058 PAGE 264

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $37,711.3

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF May, 1983.

Notary Public

MY COMMISSION EXPIRES: October 19, 1986

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
TOMMY WARNER (NAME)	FIRST FAMILY MORTGAGE CORP. (NAME)	61-16
1306 Ardee Avenue (STREET ADDRESS OR ROUTE NUMBER)	2900 Ogden (STREET ADDRESS)	286
Nashville, Tn. 37216 (CITY) (STATE) (P. O. ZIP)	Lisle, Illinois 60532 (CITY) (STATE) (ZIP)	15DZ 20295

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, THOMAS J. TOOMBS and wife, MARGARET E. TOOMBS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TOMMY WARNER and LINDA A. WARNER

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. 31 on the Plan of Sunnymeade, Block "D", of record in Book 974, pages 56 & 57, Register's Office for Davidson County, Tennessee.

Said Lot No. 31 fronts 50 feet on the southerly margin of Ardee Avenue and extends back 140 feet on the easterly and westerly lines to a line in the rear measuring 50 feet thereon.

Being the same property conveyed to Thomas J. Toombs and wife, Margaret E. Toombs, by deed from Gregory D. Klingler and wife, Mary L. Klingler, of record in Book 5452, page 381, Register's Office for Davidson County, Tennessee.

Grantees assume the obligation to pay the remaining balance of a note to Greater Suburban Mortgage Company, secured by a deed of trust of record in Book 5452, page 384, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1306 Ardee Avenue, Nashville, Tennessee 37216
(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 our hand s this 13th day of May, 1983

Thomas J. Toombs
THOMAS J. TOOMBS

Margaret E. Toombs
MARGARET E. TOOMBS

05/18/83 104.52 - CHECK

8225

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6058 PAGE 265

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas J. Toombs and Margaret E. Toombs

the bargainors, 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 Goodlettsville, Tennessee this 13th day of May, 1983

Commission Expires October 19, 1986

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

H 4 8 3 7 7

IDENTIF. REFERENCE

MAY 18 9 06 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

TO

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

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6058 PAGE 266

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			37711.31-	MO
			98.02	MO TX
	VD		98.02-	MO TX
	VD		37711.31	MO
			37711.31-	CO
			98.02	CO TX
			.50	PRFEE
			6.00	RCEIPT

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 137.52-

0205A057187C [illegible] .00

H 4 8 3 7 7.

IDENTIF. REFERENCE

MAY 18 9 06 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 949671