OFFICIAL RECEIPT

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Thomas J. Toombs	New York Guardian Mortgagee Corp.	Map 72-4
(NAME) 1439 Ardee Avenue	(NAME) P. O. Box 189	237
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tn. 37216	(STREET ADDRESS) Hemstead, New York 11551	15DZ 20525
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 6060 PAGE 89

For and in consideration of the sum of Ten and no/100---------- ($10.00) ---------- DOLLARS cash in hand paid by the Grantee; Thomas J. Toombs and wife, Margaret E. Toombs, and other good and valuable considerations, receipt of which is hereby acknowledged;

WE, JAMES H. SEAGRAFF AND WIFE, FRANCES LOUISE SEAGRAFF

have bargained and sold, and by these presents do transfer and convey unto the said THOMAS J. TOOMBS AND WIFE, MARGARET E. TOOMBS

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 34 of Block "E" on the Map of Country Club Estates, of record in Book 843, page 95, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James H. Seagraff and wife, Frances Louise Seagraff by deed from Louie Douthitt and wife, Mary Douthitt of record in Deed Book 4911, page 878, Register's Office for Davidson County, Tennessee.

H 48949

T. IDENTIF. REFERENCE

MAY 20 9 09 AM '83

FELIX Z. WILSON II Registrar DAVIDSON COUNTY, TN

This is improved (X) unimproved ( ) property, known as 1439 Ardee Avenue, Nashville, Tn. 37216
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

CHECK

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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

05/20/83

Witness our hands this 18th day of May, 1983.

James H. Seagraff — JAMES H. SEAGRAFF

Frances Louise Seagraff — FRANCES LOUISE SEAGRAFF

8892

STATE OF TENNESSEE BOOK 6060 PAGE 90

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James H. Seagraff and wife, Frances Louise Seagraff

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 Madison, Tennessee, this 18th day of May, 19 83

My commission expires 10-29-86 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared with whom I am personally acquainted, and who, upon oath, acknowledged to be of the , the within named bargainor, a corporation, and that as such , 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

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

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 39,900.00

This is equal to or greater than the property would bring at a fair and voluntary sale.

Margaret E. Franklin

Sworn to and subscribed before me
this 18th day of May, 19 83

My commission expires 2/5/85 Notary Public

This instrument was prepared by:

Name	Address

WARRANTY DEED

FROM

James H. Seagraff, et ux

TO

Thomas J. Toombs, et ux

Prepared by:
WILLIAM D. CASTLEMAN
Attorney at Law
101 Cumberland Avenue
Suite #100
Madison, Tennessee 37115
(615) 865-4750

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6060 PAGE 91

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
			39900.00- CO	
			103.74 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	110.24-
8892A	05/20/83		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 48949

IDENTIF. REFERENCE

MAY 20 9 00 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 950333