Box 8/tl

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Catherine E. Toohey
1846 Primrose Avenue
Nashville, TN 37212

SEND TAX BILLS TO:
Leader Federal Mortgage, Inc.
P.O. Box 275
Memphis, TN 38101-0275

MAP-PARCEL NUMBERS:
MAP 117-4
PARCEL 345
16DA-00780

WARRANTY DEED BOOK 6886 PAGE 301

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, David B. Ezzell and Deborah L. Ezzell (now Deborah L. Ezzell Fox) hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Catherine E. Toohey, unmarried hereinafter called the Grantee, Grantee's 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 Lot No. 2, Block "A" on the plan of Belmont Terrace, Annex No. 4, of record in Book 974, page 97, Register's Office for said County.

SAID Lot No. 2 fronts 70.0 feet on the northerly margin of Primrose Avenue and extends back 163.4 feet on the easterly line and 159.8 feet on the westerly line to an alley in the rear, measuring 80.0 feet thereon.

Being the same property conveyed to David B. Ezzell and wife, Deborah L. Ezzell by deed from James E. Wilson et ux Anna C. Wilson of record in Book 5212, page 335, said Register's Office. The said David B. Ezzell and Deborah L. Ezzell have since been divorced by final decree of the Third Circuit Court Doc. No. 83D-3345 in Minute Book 128A, page 368, Circuit Court Clerk's Office for said County, a certified copy which is of record in Book 6254, page 76, said Register's Office.

The property herein conveyed is subject to restrictive covenants of record in Book 1174, page 492, Book 1191, page 223, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is (un)improved property, known as 1846 Primrose Avenue, Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 12th day of June, 1986.

Deborah L Ezzell Fox
Deborah L. Ezzell Fox

David B. Ezzell
David B. Ezzell

STATE OF TENNESSEE
COUNTY OF Davidson

On this 12th day of June, 1986, before me personally appeared David B. Ezzell and Deborah L. Ezzell Fox, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

NOTARY PUBLIC

My Commission Expires: 11-1-87

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6886 PAGE 302

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 83,500.00.

Catherine E. Toohey
Affiant

Subscribed and sworn to before me, this the 12th day of June, 1986.

My Commission Expires: 11-1-87

Christy Wilkins Ivey
Notary Public

NOTARY PUBLIC

JUN 13 10 44 AM '86
FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

10415

WARRANTY DEED

from:
David B. Ezzell and Deborah L. Ezzell Fox

to:
Catherine E. Toohey, unmarried

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

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

RECEIVED OF _____

FOR _____

BOOK 6886 PAGE 303

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
			6.50-	CRTF
			217.10	CSTAX
			.50	MSTAX
			VØ .50-	MSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	223.60-
			5344A06/13/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10415

IDENTIFICATION REFERENCE

JUN 13 10 45 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 258929