file box 8/jcb

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

ADDRESS NEW OWNER:
Joan H. Toney
709 Hadley Avenue
Old Hickory, TN 37138

MORTGAGEE:
Nationwide Lending Group, Inc.
1125 Troup Street
Augusta, GA 30904

MAP-PARCEL NUMBERS:
MAP 44-15
PARCEL 32
4D-35630

WARRANTY DEED

BOOK 6987 PAGE 487

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, Michael Lee Turner and wife, Dinah W. Turner hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Joan H. Toney, 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. 132 on the plan of Section A Village of Old Hickory, of record in Book 1424, page 68, Register's Office for said County.

SAID Lot No. 132 fronts 55.0 feet on the easterly margin of Hadley Avenue and extends back 104.6 feet on the southerly line and 104.8 feet on the northerly line to a dead line in the rear, measuring 55.0 feet thereon.

BEING the same property conveyed to Michael Lee Turner and wife, Dinah W. Turner by deed from George F. Purnell and wife, Voncille E. Purnell of record in Book 5956, page 842, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

4518.4

IDENTIFICATION REFERENCE

SEP 23 9 08 AM '86

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as 709 Hadley Avenue, Old Hickory, TN 37138.

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 18th day of September, 19 86.

Dinah W. Turner

Michael Lee Turner

STATE OF TENNESSEE
COUNTY OF Davidson

On this 18th day of September, 19 86, before me personally appeared Michael Lee Turner and wife, Dinah W. Turner, 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 he executed the same as their free act and deed.

My Commission Expires: 10-24-88

Notary Public

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6987 PAGE 488

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 $ 40,000.00.

Joan H Toney
Affiant

Subscribed and sworn to before me, this the 18th day of September, 1986.

My Commission Expires: 6-24-88

_____
Notary Public

WARRANTY DEED

from:
Michael Lee Turner and wife, Dinah W. Turner

to:
Joan H. Toney, unmarried

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

TN-25606

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

RECEIVED OF _____

FOR _____

BOOK 6987 PAGE 489

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
			40000.00- CAMT.	
			112.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 118.50-	
5465A09/23/86			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45184

IDENTIF. REFERENCE

SEP 23 9 06 AM '86

FELIX Z. WILSON II REGIST
DAVIDSON COUNTY, TN

No. 298203