BOOK 7035 PAGE 427

WARRANTY DEED

This instrument was prepared by:

SCHULMAN, LeROY & BENNETT, P. C.
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):
James W. Tolley and wife
Deborah E. Tolley
100 Deerfield Lane
Franklin, TN. 37064

MORTGAGEE:
Security Federal Savs
& Loan Association
501 Union Street
Nashville, TN 37219

MAP-PARCEL NO.
146-5-25

61577

IDENTIFICATION REFERENCE

Nov 10 9 13 AM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

MAIL EXP.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 108,000.00

J W Tolley
Affiant

Subscribed and sworn to before me this 31st day of October, 1986.

Susan A Smith
Notary Public

Commission expires: 1/2/90

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, STEPHEN W. SANDERS, TRUSTEE, having full power and authority to convey and mortgage without the necessity of the joinder of any beneficiary, hereinafter referred to as Grantor, have bargained and sold, and by these presents do transfer and convey unto JAMES W. TOLLEY and wife, DEBORAH E. TOLLEY, hereinafter referred to as Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain tract of land known as Lot 25 on the Plan of Treemont as of record in Book 6250, Page 895, Register's Office for Davidson County, Tennessee and described more fully as follows:

Beginning at a point in the southerly margin of Tyne Valley Boulevard being the most northwesterly corner of Lot 24 on the Plan of Treemont, of record as aforesaid; thence, leaving said margin South 02° 58' 28" West 285.52 feet to a point; thence South 77° 43' 18" West 148.04 feet to a point; thence, North 02° 58' 28" East 324.46 feet to a point in the southerly margin of the said Tyne Valley Boulevard; thence, along said margin, North 87° 01' 32" East 142.82 feet to the point of beginning. Containing 1.00 acres, more or less.

Being the same property conveyed to Steven M. Sanders, Trustee, with full power and authority to convey and mortgage without the necessity of the joinder of any beneficiary by deed from Treemont Development Corporation of record in Book 6843, page 243, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants contained in deed of record in Book 1066, page 274, Book 6833, page 594, and Book 6833, page 601, Register's Office for Davidson County, Tennessee.

Subject also to the Charter of Treemont Homeowners' Association of record in Book 6833, page 617 and By-Laws thereto of record in Book 6833, pages 604 and 620, Register's Office for Davidson County, Tennessee.

Subject also to the Plan of record in Book 6250, pages 895, 896 and 897, said Register's Office, shows an Owners Certificate, certain easements, setback lines and notes, to which plan reference is hereby made.

This is unimproved/improved property, known as _____, Lot 25, Plan of Treemond, Davidson County, TN.

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, successors and assigns forever, and I do covenant with the said Grantees that I am seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as hereinabove set forth.

AND I do further covenant and bind myself, and my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors, and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 31st day of October, 1986.

Stephen W. Sanders

Stephen W. Sanders, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 31st day of October, 1986, before me personally appeared STEPHEN W. SANDERS, TRUSTEE, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and seal, at office in Nashville, Tenn. this 31st day of October, 1986.

Susan A Smith

Notary Public

My Commission Expires:
4/21/90

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

RECEIVED OF _____

FOR _____

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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

[illegible].00- CAMT.
302.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 308.90-
4057A1 11/10/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

61577

IDENTIFICATION REFERENCE

Nov 10 9 13 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 10081