Box 8 cg

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

ADDRESS NEW OWNER:
Marilyn Joyce Dickens
3505 Mays Street
Nashville, TN. 37211

MORTGAGEE:
M/M Harold Thoni

MAP-PARCEL NUMBERS:
MAP 133-1
PARCEL 263
6DA-38806

BOOK 7051 PAGE 679

WARRANTY DEED

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,

Harold Thoni and wife, D. C. Thoni

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Marilyn Joyce Dickens

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. 449 on the plan of Sunrise Heights, Second Plan, of record in Book 421, page 46, Register's Office for said County.

SAID Lot No. 449 fronts 50.0 feet on the westerly margin of Mays Avenue and extends back 184.7 feet on the northerly line and 179.8 feet on the southerly line to a dead line in the rear, measuring 50.3 feet on an alley.

Being the same property conveyed to Harold Thoni and wife, D. C. Thoni by deed from William Golden and wife, Julie Thompson Golden of record in Book 5527, page 548, 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.

This instrument is being executed on behalf of D. C. Thoni by Harold Thoni as her Attorney in Fact pursuant to a Power of Attorney which is being recorded prior to this instrument.

This is ~~(un)~~improved property, known as 3505 Mays Street, Nashville, TN. 37211.

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 ~~25th~~ day of ~~November~~, 19~~86~~

D. C. Thoni
D. C. Thoni
BY: Harold Thoni, Attorney in Fact

Harold Thoni
Harold Thoni

STATE OF TENNESSEE
COUNTY OF Davidson

On this 25th day of November, 19 86, before me personally appeared Harold Thoni [illegible], 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 his free act and deed.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7051 PAGE 680

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 $ 39,000.00.

Marilyn Joyce Dickens
Affiant

Subscribed and sworn to before me, this the 25th day of November, 1986.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harold Thoni, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of D. C. Thoni as her Attorney in Fact as the free act and deed of the within D. C. Thoni.

Witenss my hand and official seal at Nashville, Tennessee, this the 25th day of November, 1986.

My Commission expires: 10-24-88

Notary Public

WARRANTY DEED

from:
Harold Thoni and wife, D. C. Thoni

to:
Marilyn Joyce Dickens

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

TN 36009

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STATE OF Tennessee

COUNTY OF Davidson

CONT'D NEXT PAGE

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Affiant

Sworn to and subscribed before me this 25th day of November, 1986.

Notary Public

My Commission Expires: 10-24-88

MARGY WILKINS NOTARY PUBLIC AT LARGE OF TENNESSEE

67319

FEE .50
REFERENCE
Nov 26 10 59 AM '86
KELLY J. WILSON CLERK & MASTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

Book 7051 Page 681-A

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

350 [illegible] SALE
105.00 STATE
.50 [illegible]
9.00 MISC
CHECK 114.70-
DC[illegible]/26/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

67319

IDENTIFICATION REFERENCE

Nov 26 10 59 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN

No16454