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:
Randall B. Toombs
2500 Barton Avenue
Nashville, TN. 37212

MORTGAGEE:
Tennessee Teachers Credit Union

Nashville, TN. 37203

MAP-PARCEL NUMBERS:
MAP 104-11
PARCEL 151
24W-07105

WARRANTY DEED

BOOK 7281 PAGE 54

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, Nena Couch and husband Victor Mansure hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Randall B. Toombs and wife, Leann M. Toombs 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. 44 and the easterly 10 feet of Lot No. 43 on the plan of Bransford Realty Company's Subdivision of the Edgar Jones Homes Place, of record in Book 421, page 7, Register's Office for said County.

SAID Lot No. 44 portion of Lot No. 43 adjoin and together front 70 feet on the northerly margin of Barton Avenue and extends back 185 feet to an alley in the rear.

Being the same property conveyed to Timothy Howard Frazier and wife, Nena L. Frazier by deed from Willie G. Deaver, a widow of record in Book 4882, page 23, said Register's Office. Timothy Howard Frazier and Nena G. Frazier were divorced by the Fourth Circuit Court for Davidson County, Tennessee, Case No. 82D-1211. Pursuant to Final Decree and Property Settlement Timothy Howard Frazier conveyed his interest in subject property to Nena L. Frazier by Quitclaim Deed of record in Book 5912, page 972, said Register's Office.

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

Nena Couch and Nena G. Frazier are one and the same person.

This instrument is being executed on behalf of Nena Couch by Victor Mansure as her Attorney in Fact pursuant to a Power of Attorney which is being placed of record simultaneously herewith.

This is ~~(un)~~improved property, known as ~~2500 Barton 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 25th day of June, 19 87.

Victor Mansure
Victor Mansure

Nena Couch
Nena Couch
BY: Victor Mansure, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 24th day of June, 1987, before me personally appeared Victor Mansure, 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.

NOTARY PUBLIC AT LARGE

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7281 PAGE 55

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 $ 79,000.00.

Randall B. Toombs
Affiant

Subscribed and sworn to before me, this the 25th day of June, 1987.

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
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 Victor Mansure, 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 Nena Couch as her Attorney in Fact, as the free act and deed of the within named Nena Couch. Witness my hand and official seal at Nashville, Tennessee, this the 25th day of June, 1987.

My Commission expires:

Nov 1, 1987

Christy Wilkins Ivey
Notary Public

WARRANTY DEED

from:

Nena Couch

to:

Randall B. Toombs and wife, Leann M. Toombs

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

TN 26770

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

RECEIVED OF _____

FOR _____

BOOK 7281 PAGE 56

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

79000.00- CASH
221.00 STATE
.50 RECD
6.00 MTG TAX
CHECK 227.50-
4309A06/29/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4079.

IDENTIFICATION REFERENCE

JUN 29 11 21 AM '87

DAVIDSON CO. TENN.

No. 98498