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FORM NO. WD-1

File # 24137
Loan # 2320665

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $

$237,800.00 Margaret Tait
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November, 19 88

Notary Public

MY COMMISSION EXPIRES: 3-9-

(AFFIX SEAL)

Box 7

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| DAVID A. VERONA (NAME) | Citizens and Southern Mortgage Corporation (NAME) | MAP 116-15 |
| 4302 Glen Eden Road (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 656 (STREET ADDRESS) | PAR 52 |
| Nashville, Tn. 37205 (CITY) (STATE) (P.O. ZIP) | Tucker, GA- 30085-0656 (CITY) (STATE) (ZIP) | BM 07515 |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, RICHARD M. TOON and wife, KAY N. TOON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID A. VERONA and wife, MARY R. VERONA

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lots Nos. 10 and 11 of Block 7 on the Plan of Royal Oaks Resubdivision, as of record in Book 974, Pages 4 and 5, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Richard M. Toon and wife, Kay N. Toon by deed from Mildred L. Norman, of record in Book 4608, Page 453, Register's Office for Davidson County, Tennessee.

90610

IDENTIFICATION

Dec 5 9 58 AM '88

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

3941 12/05 0101 03CHECK 791.24

unimproved ( ) X
This is improved ( ) property, known as 4302 Glen Eden Road, Nashville, Tn. 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness their hand s this 30th day of November, 19 88

RICHARD M. TOON Richard M. Toon

KAY N. TOON Kay N. Toon

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**STATE OF TENNESSEE**
**Davidson County**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RICHARD M. TOON and wife, KAY N. TOON

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of November, 19 88

Commission Expires 3-11-91

Notary Public

**STATE OF TENNESSEE**
**Davidson County**

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

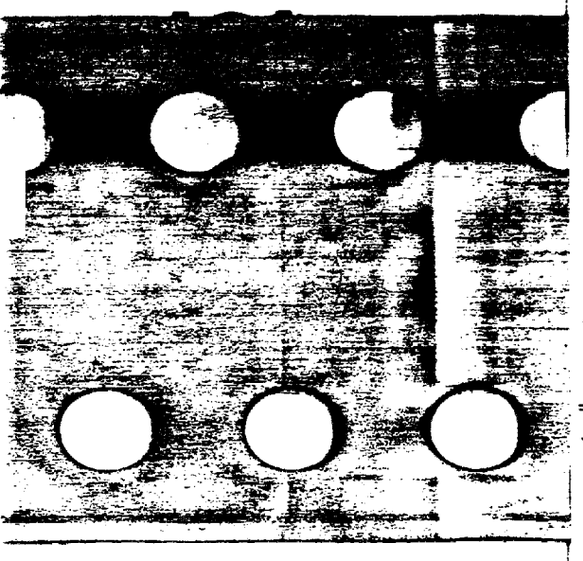
RICHARD M. TOON

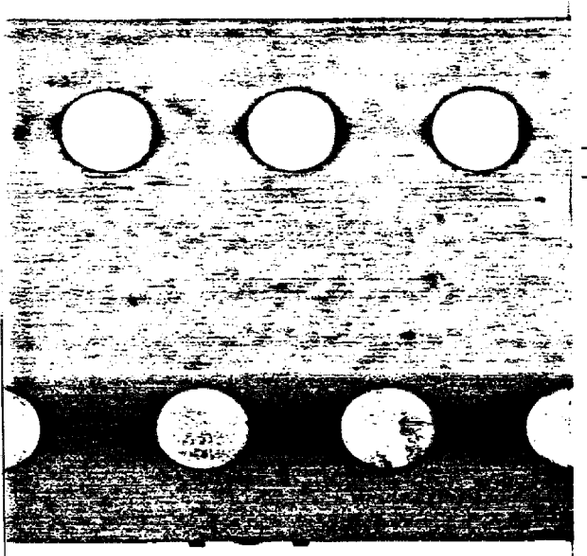
KAY N. TOON TO

DAVID A. VERONA

MARY R. VERONA

Saturn & Mazer, Attorneys
Row 1
Box 7





**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 |
|---|---|---|---|---|
| | | | | |

CAMT 237800.00
CON TX 784.74
PRFEE 0.50
WDEED 6.00
TOTAL 791.24
CHECK 791.24

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 3943

90610

IDENTIFICATION REFERENCE

DEC 5 9 58 AM '58

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

**No.** 160165