THIS INSTRUMENT PREPARED BY:
BAKER, WORTHINGTON, CROSSLEY, STANSBERRY & WOOLF
313 East Main, Suite One
Hendersonville, Tennessee 37075

BOOK 7837 PAGE 726

ADDRESS NEW OWNER:
Randall L. Toney
604 Emily Drive
Goodlettsville, TN 37072

SEND TAX BILLS TO:
Same

MAP-PARCEL NO.
Map 7
p/o Parcel 110
Fld Bk. 10D22420

WARRANTY DEED

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, MARY PARKS GRIZZARD, a widow, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto RANDALL L. TONEY and wife, RHONDA ANN TONEY, 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 the 10th Civil District of Davidson County, Tennessee, and described according to a survey by Ray G. Cole, Registered Land Surveyor, No. 924, dated March 14, 1989, as follows:
>
> BEGINNING at an iron pin set in the northerly margin of Tinnon Road, 25 feet from the center line of said Road, the most southeast corner of this tract, and being the most southwest corner of Clarence Ashburn; thence, with the margin of said Road N. 85 deg. 09 min. 10 sec. W. 270.00 feet to an iron pin set in the northerly margin of said Tinnon Road; thence, leaving said Road, N. 4 deg. 47 min. 46 sec. E. 1001.32 feet to an iron pin set in the southerly line of Chuck Monroe; thence, with the line of said Monroe, S. 86 deg. 28 min. 10 sec. E. 175.00 feet to an existing iron stake, in the line of said Monroe and being a corner to said Ashburn; thence, with the line of said Ashburn, S. 00 deg. 36 min. 14 sec. E. 1009.90 feet to the beginning, containing 5.13 acres more or less.
>
> Being part of the property conveyed to Bennett Grizzard and wife, Mary Parks Grizzard, by deeds of record in Book 4619, page 197, and Book 4634, page 742, Register's Office, Davidson County, Tennessee. The said Bennett Grizzard is now deceased.
>
> Restriction: No mobile homes shall be permitted on the above described property.
>
> This is improved property, known as: Route #1, 2025 Tinnon Road, Goodlettsville, Tennessee 37072

This conveyance is subject to all visible easements, restrictions as above stated and others of record, if any, and the 1989 taxes which shall be prorated between the parties.

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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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.

WITNESS my hand on this the 8th day of May, 1989.

Mary Parks Grizzard
MARY PARKS GRIZZARD

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, MARY PARKS GRIZZARD, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, this the 8th day of May, 1989.

William P. Wright
NOTARY PUBLIC

My commission expires: 6/3/91

(seal)

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $71,000.00.

Randall L. Toney
AFFIANT

Subscribed and sworn to before me this the 8th day of May, 1989.

William P. Wright
NOTARY PUBLIC

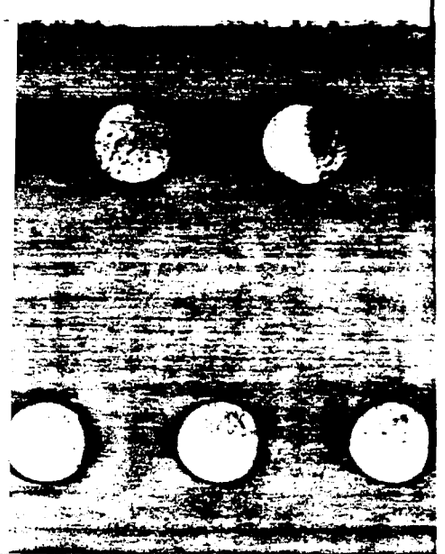
My commission expires: 6/3/91

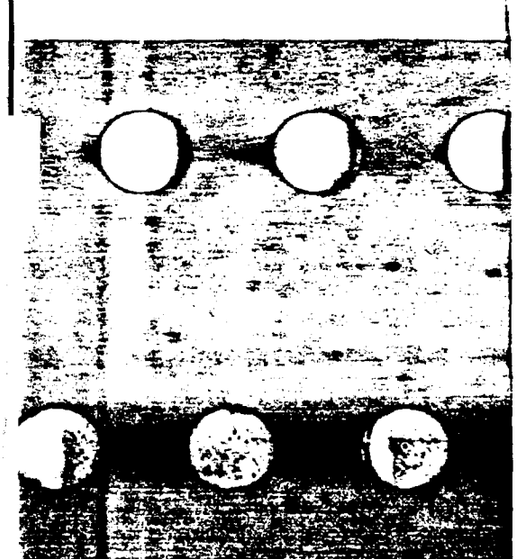
(seal)

3174

FILED FOR RECORD
May 10 10 31 AM '89

4703 05/10 0101 03CHECK 240.80





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

RECEIVED OF _____

FOR _____ BOOK 7837 PAGE 728

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	71000.00
CON TX	234.30
PRFEE	0.50
MDEED	6.00
TOTAL	240.80
CHECK	240.80

05/10/89 01 10:32 0001 4703

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 1 7 4 6

IDENTIFICATION

MAY 10 10 31 AM '89

No. 203148