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

ADDRESS NEW OWNER:
Charles F. Toney
1413 Billavista Blvd.
Nashville, TN 37207

SEND TAX BILLS TO:
Same

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

WARRANTY DEED

BOOK 7837 PAGE 734

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 CHARLES F. TONEY and wife, ALLIE BELL 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 southwest corner of this tract, and being the most southeast corner of Sam L. Lankford; thence, leaving said Road and with the line of said Lankford, N. 4 deg. 40 min. 27 sec. E. 996.00 feet to an iron pin set by a corner post, corner to said Lankford in the southerly line of Chuck Monroe; thence, with the line of said Monroe, S. 86 deg. 28 min. 10 sec. E. 231.52 feet to an iron pin set, in the line of said Monroe; thence, S. 4 deg. 47 min. 46 sec. W. 1001.32 feet to an iron pin set in the margin of said Tinnon Road; thence, with the margin of said Road, N. 85 deg. 09 min. 10 sec. W. 229.34 feet to the beginning, containing 5.28 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, Book 4634, page 742, Register's Office, Davidson County, Tennessee. The said Bennett Grizzard is now deceased.

This conveyance is made subject to the following:

1. Restriction: No mobile homes shall be permitted on the above described property.

2. Easement for overflow fill from Tract No. 1 of Mary Parks Grizzard Property.

3. All other visible easements and other restrictions of record, if any.

4. The 1989 taxes which shall be prorated between the parties.

This is improved property, known as: Route #1, 2025 Tinnon Road
Goodlettsville, Tennessee 37072

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

4705 05/10 0101 03CHECK 140.15

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 R. 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 $49,500.00.

Charles F. Toney
AFFIANT

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

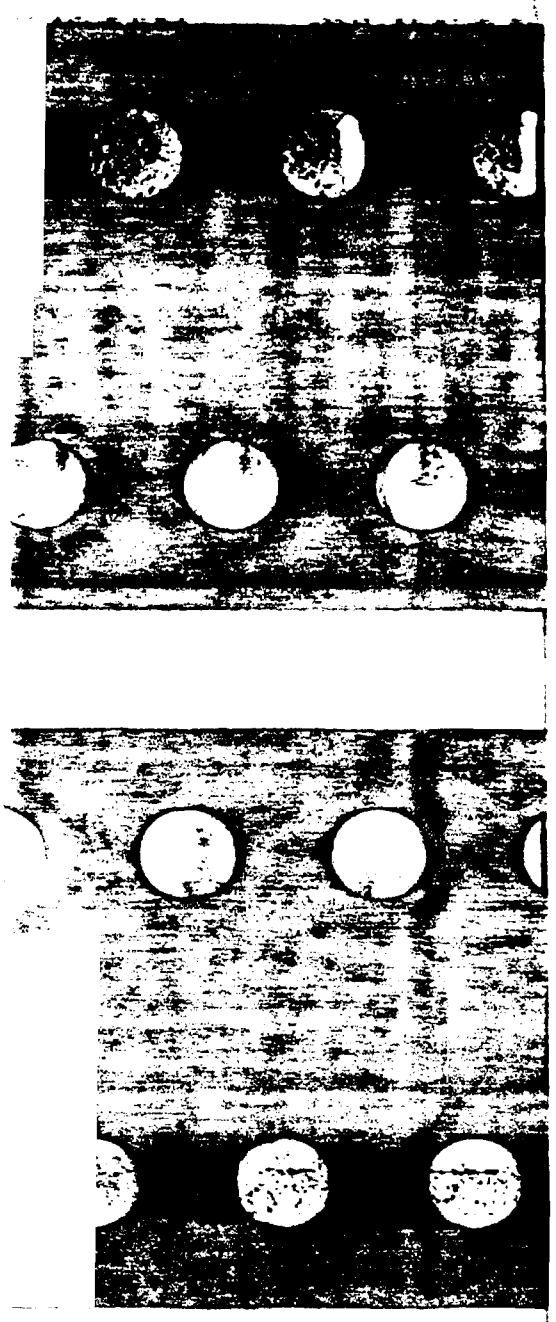
William R. Wright
NOTARY PUBLIC

My commission expires: 6/3/91

(seal)

3174 8

MAY 10 10 34 AM '89



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

RECEIVED OF _____

FOR _____

BOOK 7837 PAGE 736

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 40500.00
CON TX 133.65
PRFEE 0.50
MDEED 6.00
TOTAL 140.15
CHECK 140.15
05/10/89 01 10:35 0001 4705

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 1 7.4 8

IDENTIFICATION REFERENCE

MAY 10 10 34 AM '89

FELIX Z. WILSON, II
REGISTER

No. 208150