BOOK 7996 PAGE 630

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,200

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1 DAY OF DEC, 1989

Notary Public

MY COMMISSION EXPIRES 1-9-92

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAMES A. CARNEY, ATTORNEY, 905 STAHLMAN BLDG., NASHVILLE, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
T. C. Jones, et al	J. B. K. Company	Map 105-7
(NAME) 210 25th Avenue North Suite 123	(NAME) 210 25th Avenue North, Suite 123	Parcels 197,
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37203	(STREET ADDRESS) Nashville, Tennessee 37203	198, 483 and 484
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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 Charles Paul Toney, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO T. C. Jones, Maxie Biener and Morris Kraft, a 1/3 undivided interest each,

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 part of Lot No. 1 on the Map of Hamilton's Subdivision, as of record in Minute Book No. 1, page 97, County Court Clerk's Office for said County, and described as follows:

Beginning on the southerly margin of Merritt Avenue 150 feet westerly from the westerly margin of Rains Avenue; thence with the southerly margin of Merriett Avenue, westwardly 331 feet to a point; thence south 173.5 feet, more or less, to a point at the margin of an alley; thence east along the margin of the alley 331 feet to a point; thence north 174 feet to the point of beginning.

Being the same property conveyed to Bradie Lee Toney and wife, Catherine Toney, by deed from Paul Garrone and wife, Theresa Garrone, of record in Book 2538, page 132, Register's Office for Davidson County, Tennessee, the said Bradie Lee Toney and Catherine Toney both being deceased, Catherine Toney having died first; and

Being the same property devised by will to Charles Paul Toney by Will of Bradie Lee Toney of record in Will Book 114 , page 125, Office of the Probate Couert Clerk for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 403, 405, 407 and 409 Merritt Avenue (House Number) (Street) Nashville, Tennessee 37203 (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 my hand this 20 day of November, 1989

CHARLES PAUL TONEY

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STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, Robert E. L. Sutton, a Notary Public in and for said County and State, the within named Charles Paul Toney

the bargainor, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20 day of November, 1989.

Commission Expires 1-9-91

Robert E. L. Sutton 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

CHARLES PAUL TONEY

TO

T. C. JONES, et al

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

86358

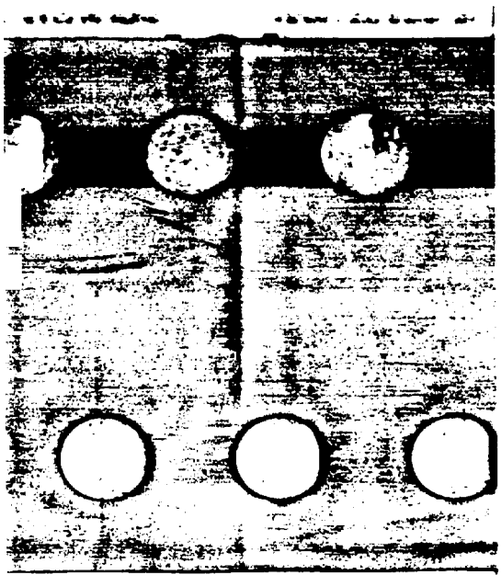
IDENTIF. REFERENCE

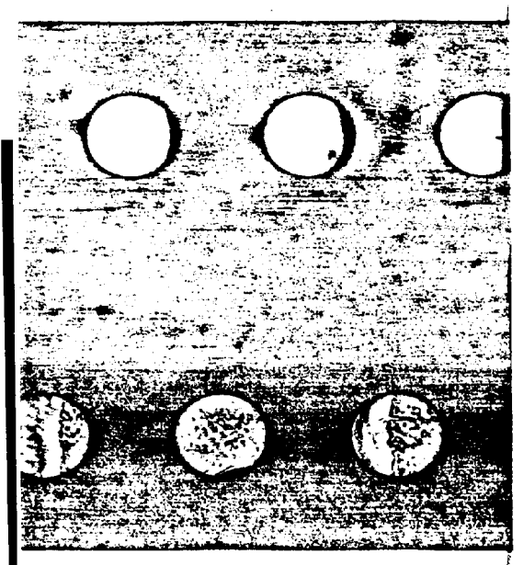
DEC 1 2 14 PM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY

RUSH

1046 12/01 0101 03CHECK 195.76





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 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 57200.00
CON TX 188.76
PRFEE 1.00
WDEED 6.00
TOTAL 195.76
CHECK 195.76

12/01/89 01 14:11 0001 1046

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

86358

IDENTIF. REFERENCE

Dec 1 2 14 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 272262