#2245

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May 1990

Notary Public

MY COMMISSION EXPIRES: 11/27/90

(AFFIX SEAL)

BOOK 8123 PAGE 493

THIS INSTRUMENT WAS PREPARED BY
Ronald G. Turner, Suite 350, 2021 Richard Jones Road, Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Joseph W. Thoni (NAME)	Joseph W. Thoni (NAME)	7DA-43080
4127 Sneed Avenue (STREET ADDRESS OR ROUTE NUMBER)	4127 Sneed Avenue (STREET ADDRESS)	116-16-91
Nashville, TN 37215 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37215 (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 John P. Seckman and wife, Lisa H. Seckman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph W. Thoni and Elizabeth A. Baird, joint tenants with right of survivorship

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 Lot No. 13 on the Plan of Part 1, Wallace Subdivision, of record in Book 1424, Page 16, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to John P. Seckman and wife, Lisa H. Seckman by Warranty Deed from James Robin Barrick and wife, Beth Barrick of record in Book 6904, Page 120, said Register's Office for Davidson County, Tennessee.

Said lot also being described as follows: Beginning on the westerly margin of Sneed Avenue and the northeast corner of Lot 12 in Wallace Subdivision - Part I of record in Book 1424, Page 16, Register's Office for Davidson County, Tennessee; thence leaving the westerly margin of Sneed Avenue N 87° 45' W 200 feet to a point; thence N 2° 15' E 138 feet to a point; thence N 88° 46' 13" E 196.5 feet to a point in the westerly margin of Sneed Avenue; thence with the westerly margin of Sneed Avenue, along a curve to the right, said curve having a radius of 1669.1 feet, 120.5 feet to a point; thence continuing with the westerly margin of Sneed Avenue S 2° 15' W 29.5 feet to the point of beginning.

unimproved ( )
This is improved ( ) property, known as 4127 Sneed Avenue, Nashville, Tennessee 37215
(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 our hands this 31st day of May, 1990

John P. Seckman

Lisa H. Seckman

STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JOHN P. SECKMAN AND LISA H. SECKMAN

the bargainor_s_, 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 31st day of MAY, 1990.

Commission Expires 11/27/93

Yvonne S. Abernathy 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

JOHN P. SECKMAN AND WIFE,

LISA H. SECKMAN

TO

JOSEPH. W. THONI, UNMARRIED

ELIZABETH A. BAIRD, UNMARRIED

3 1 0 9 9

IDENTIFICATION REFERENCE

JUN 5 10 50 AM '90

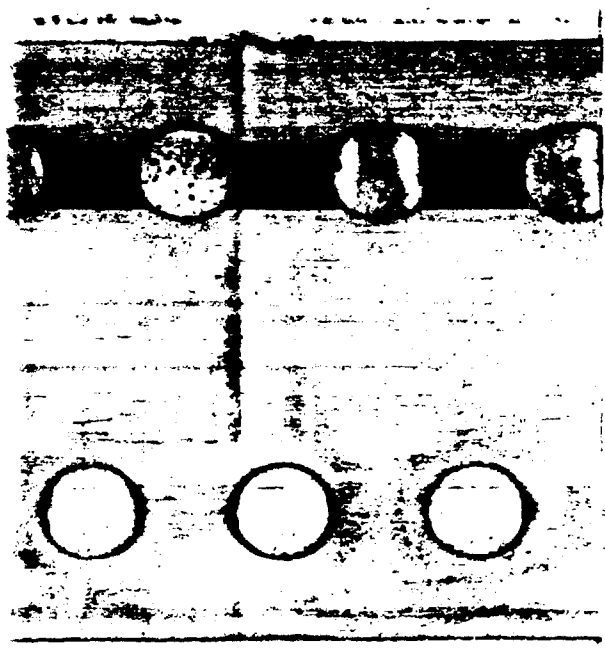
DAVIDSON COUNTY, TN

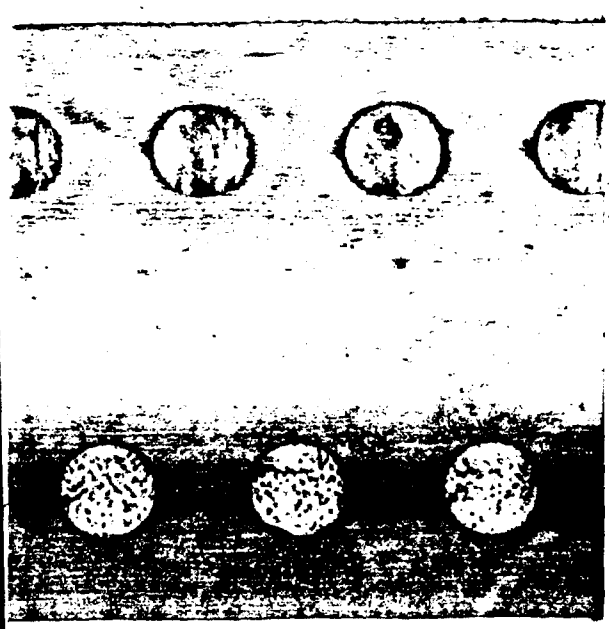
7119 06/05 0101 03CHECK 386.50

ATTORNEYS TITLE™ A Minnesota Title Company

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

Nashville, TN 37230





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

RECEIVED OF _____

FOR _____

BOOK 8123 PAGE 495

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	115000.00
CON TX	379.50
PRFEE	1.00
WDEED	6.00
TOTAL	386.50
CHECK	386.50

06/05/90 01 10:50 0001 7119

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3109

IDENTIFICATION REFERENCE

JUN 5 10 50 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 324811