THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED BOOK 8173 PAGE 605

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Charles F. Toney, et ux 1413 Bella Vista Blvd Nashville, Tn. 37207	Same as New Owner	Map 43-6 Parcel 330 Field Book No. 11D 61558

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JAMES D. BEACH and wife, JEANETTE J. BEACH, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto CHARLES F. TONEY and wife, ALLIE B. TONEY, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 129 on the Plan of Madison Park Subdivision, Section 8, of record in Book 4300, page 117, Register's Office for Davidson County, Tennessee.

SAID Lot No. 129 fronts the westerly margin of May Drive 75.0 feet and runs back between lines which measure 147.0 feet on the north side; 142.0 feet on the south side to a broken line in the rear on which it measures 79.0 feet.

BEING the same property conveyed to James D. Beach and wife, Jeanette J. Beach, by deed from David E. Drake and wife, Molly Darlene Drake, of record in Book 5903, page 613, Register's Office for Davidson County, Tennessee.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1990, which are a lien, but not yet due and payable, which have been prorated between the parties and which will be paid in full by the GRANTEES when they become due.

2. Subject to restrictive covenants contained in instrument of record in Book 4532, page 300, said Register's Office.

3. Subject to the Plan of record in Book 4300, page 117, said Register's Office which shows an owner's certificate, a 30-foot minimum building setback line from May Drive and a 10-foot easement for public utility purposes along the rear line of said lot.

And WE, the GRANTORS, 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.

WITNESS our hands on this the 27th day of July, 1990.

Charles F. Toney
CHARLES F. TONEY

James D. Beach
JAMES D. BEACH

Allie B. Toney
ALLIE B. TONEY

Jeanette J. Beach
JEANETTE J. BEACH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES D. BEACH and wife, JEANETTE J. BEACH, and CHARLES F. TONEY and wife, ALLIE B. TONEY, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 27th day of July, 1990.

NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $47,000.00.

Charles F. Toney
Affiant

Sworn to and subscribed before me, this the 27th day of July, 1990.

NOTARY PUBLIC

My Commission Expires: 12/29/93

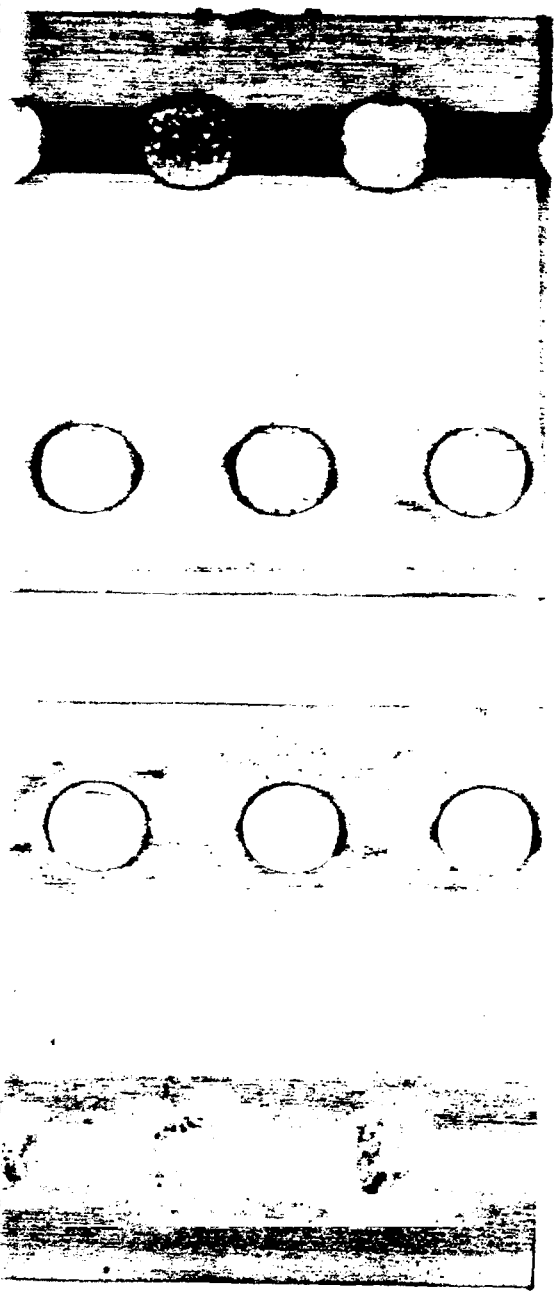
49001

IDENTIFICATION

Aug 14 8 43 AM '90

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

9485 08/14 0101 03CHECK 162.10



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

RECEIVED OF _____

FOR _____

BOOK 8173 PAGE 607

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 47000.00
CON TX 155.10
PRFEE 1.00
WDEED 6.00
TOTAL ~~162.10~~
CHECK ~~162.10~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/14/90 01 08:44 0001 9485

49001

IDENTIFICATION REFERENCE

Aug 14 8 43 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TENN

No. 345919