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File 47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF September 19 90

Notary Public

MY COMMISSION EXPIRES: 5-20-92
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 101 Cumberland Avenue, Madison, Tennessee 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ray Nicholson (NAME)	SunTrust Mortgage, Inc. (NAME)	43-9-251
217 Duling Avenue (ADDRESS)	P.O. Box 100100 (ADDRESS)	11D 55850
Madison, TN 37115 (CITY) (STATE) (ZIP)	Atlanta, GA 30348 (CITY) (STATE) (ZIP)	

FOR AND 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, Debra S. Toombs, as devisee under the Last Will and Testament of James R. Toombs, deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ray Nicholson and wife, Linda Nicholson

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. 24, Block "B" on the plan of Woodlawn Estates of record in Book 843, page 82, Register's Office for said County.

Said Lot No. 24 fronts 50 feet on the northerly margin of Duling Avenue and extends back between parallel lines 165 feet to a dead line in the rear.

Being the same property conveyed to James R. Toombs by deed from Catherine Wiley Cook, of record in Book 5609, page 915, Register's Office for Davidson County, Tennessee. The said James R. Toombs having since died testate, and by the Last Will and Testament of the said James R. Toombs subject property was devised to Debra S. Toombs.

* including the assumption and agreement to pay the unpaid balance of a certain indebtedness in the original principal amount of $54,000.00 payable to the order of SunTrust Mortgage, Inc., and secured by a Deed of Trust of record in Book 5581, page 854, Register's Office for Davidson County, Tennessee, to which reference is made for complete terms and conditions;

6 1:8 5 8 IDENTIF. TREFERENCE OCT 2 1 26 PM '90 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY TN.

Recording Fee $1.00
Certificate of Affiliation Tax Exemption Attached
Document Unavailable When Recorded

This is improved (X) unimproved ( ) property, known as 217 Duling Avenue, Madison, TN 37115
(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 unincumbered, 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 26th day of September 19 90

Debra S. Toombs

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STATE OF Illinois
COUNTY OF:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Debra S. Toombs

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Mt. Prospect, IL on this, the 26th day of SEPTEMBER, 19 90.

Commission expires OFFICIAL SEAL
BERTHOLD H SCHREIBER
NOTARY PUBLIC STATE OF ILLINOIS
MY COMM. EXP. JAN 5 1994

Berthold H Schreiber
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Debra S. Toombs

TO

Ray Nicholson and wife, Linda Nicholson

RETURN TO:

William D. Castleman
101 Cumberland Avenue
Madison, Tennessee 37115

6549 10/02 0101 03CHECK 195.10

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 57000.00
				CON TX 188.10
				PRFEE 1.00
				MDEED 6.00
				TOTAL 195.10
				CHECK 195.10

10/02/90 01 13:27 0001 6549

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

61858

IDENTIF. REFERENCE

OCT 2 1 26 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 360836