BOOK 8305 PAGE 263

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

ADDRESS NEW OWNER:
Charles F. Toney & Randall Toney
1413 Bella Vista Blvd.
Nashville, TN 37207

SEND TAX BILLS TO:
Same

MAP-PARCEL NO.
33-8-49
Field Book GO 06336

WARRANTY DEED

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, we, ANDREA ANITA LANGDON DEARMAN, THERESA LYNN LANGDON, and MARC DALTON LANGDON, heirs of ANITA G. LANGDON, deceased, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto CHARLES F. TONEY and RANDALL TONEY, as tenants in common, 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:

Being Lot No. 143 on the Plan of Gatewood, Section I, as of record in Book 3300, pages 47-52, inclusive, Register's Office for said County, as follows:

Said Lot No. 143 fronts 78 feet on the northeasterly side of Marita Avenue and runs back 143.5 feet on the southeasterly line and 195.7 feet on the northwesterly line to a dead line in the rear on which it measures 132.9 feet, said dead line being a broken line.

Being the same property conveyed to David L. Langdon and wife, Anita G. Langdon, by deed of record in Book 3646, page 193, Register's Office, Davidson County, Tennessee. David L. Langdon died May 13, 1979, in Davidson County, Tennessee. Anita G. Langdon died November 12, 1990, in Davidson County, Tennessee, and under the terms of her Last Will and Testament of record in Will Book 173, page 326, Office of the Probate Clerk for Davidson County, Tennessee, the above described property was bequeathed to Andrea Anita Langdon Dearman, Theresa Lynn Landgon, Marc Dalton Langdon, and Dorothy Jean Langdon. Dorothy Jean Langdon died in 1985 without issue.

This is improved property, known as: 102 Marita Avenue
Goodlettsville, TN 37072

This conveyance is subject to all visible easements, restrictions of record, if any, and the 1991 taxes which shall be prorated between the parties.

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.

MAIL TAX

DAVIDSON COUNTY TN

8 35 AM '91

IDENTIFICATION

8475

WITNESS our hands on this the 5th day of March, 1991.

Andrea Anita Langdon Dearman
ANDREA ANITA LANGDON DEARMAN

Theresa Lynn Langdon by Andrea Anita Dearman Attorney-in-fact
THERESA LYNN LANGDON BY ANDREA ANITA L. DEARMAN, ATTORNEY-IN-FACT by virtue of instrument of record in Book 8305, page 262, RODCT.

Marc D. Langdon
MARC DALTON LANGDON

1605 03/07 0101 03CHECK 172.66

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, ANDREA ANITA L. DEARMAN and MARC DALTON LANGDON, two of the bargainors, 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 Madison, Tennessee, this the 5th day of March, 1991.

William R. Wright
NOTARY PUBLIC

My commission expires: 6/3/91

(seal)

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDREA ANITA L. DEARMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of THERESA LYNN LANGDON, and who acknowledged that she executed the within instrument as the free act and deed of THERESA LYNN LANGDON.

WITNESS my hand and official seal at Madison, Tennessee, this the 5th day of March, 1991.

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 $50,250.00.

Charles F. Toney
AFFIANT

Subscribed and sworn to before me this the 5th day of March, 1991.

William R. Wright
NOTARY PUBLIC

My commission expires: 6/3/91

(seal)

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 50250.00
CON TX 165.66
PRFEE 1.00
WDEED 6.00
TOTAL 172.66
CHECK 172.66

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/07/91 01 08:37 0001 1605

97475

IDENTIF. REFERENCE

MAR 7 [illegible] AM '91

[illegible]
DAVIDSON COUNTY TN.

No. 402424