file box 29

BOOK 8659 PAGE 702

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44,000.00

Randall B. Toombs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF June A.D. 1992.

Notary Public Nile Hal Parsley

MY COMMISSION EXPIRES: March 25, 1995

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randall B. Toombs (NAME)	Security Financial and Mortgage (NAME)	MAP 119-6
45 Jay Street (STREET ADDRESS OR ROUTE NUMBER)	12444 Powerscourt Drive, #140 (STREET ADDRESS)	PARCEL 225
Nashville, TN 37210 (CITY) (STATE) (P. O. ZIP)	St. Louis, MO 63131 (CITY) (STATE) (ZIP)	6DA-14682

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, Velma J. Hailey, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Randall B. Toombs and wife, Norma Jean Toombs

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. 102 on the Map of Sterling Heights, Section Three, as of record in Book 1424, page 113, Register's Office for said County.

Said Lot No. 102 fronts 63 feet on the south side of Jay Street and runs back between lines, 194.93 feet on the east line and 194.81 on the west line to a dead line in the rear on which it measures 63 feet.

BEING the same property conveyed to Luther B. Warren and wife, Ann Roth Warren by deed from Wallace E. Mitchell and wife, Mary E. Mitchell, filed of record in Book 2143, page 403, Register's Office for Davidson County, Tennessee. The said Luther B. Warren and wife, Ann Roth Warren having since died with the said Velma J. Hailey being the only heir and takes title to this property by the law of descent and distribution.

This conveyance is subject to any and all existing easement, restrictions and building setback lines of record.

221886

IDENTIF. TREFERENCE

JUN 24 3 04 PM '92

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY TN.

4486 06/24 0101 03CHECK 169.80

unimproved ( ) This is improved (XX) property, known as 45 Jay Street, Nashville, TN 37210
(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 my hand this 17th day of June, 19 92

Velma J. Hailey
Velma J. Hailey

STATE OF TENNESSEE
County of Davidson

BOOK 8659 PAGE 703

Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named Velma J. Hailey

(or proved to me on the basis of satisfactory evidence)

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17th day of June, 19 92

Commission expires March 25, 1995

Ollie Mai Parsley
Notary Public

STATE OF TENNESSEE

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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 _____

*(or proved to me on the basis of satisfactory evidence)

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

My commission expires _____

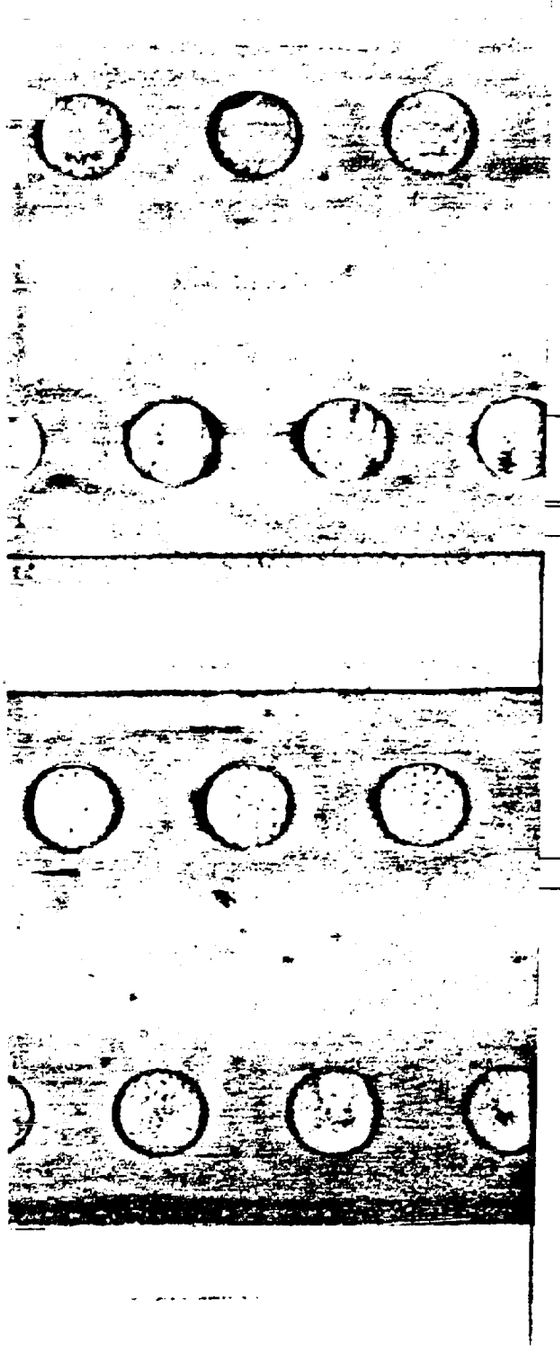
_____
Notary Public

WARRANTY DEED

FROM
Velma J. Hailey

TO
Randall B. Toombs

Return to:
PRIORITY ESCROW SERVICES INC.
51 Century Boulevard
Suite 110
Nashville, TN 37214



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

RECEIVED OF _____

FOR _____

BOOK 8659 PAGE 704

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 44000.00
CON TX 162.80
PRFEE 1.00
WDEED 6.00
TOTAL 169.80
CHECK 169.80

06/24/92 01 15:02 0001 4486

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2.2 1.8 6'

IDENTIF. TREFERENCE

JUN 24 3 04 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 544196