file box 29

THIS WARRANTY DEED IS BEING RE-RECORDED TO CORRECT THE DATE OF EXECUTION.

BOOK 8659 PAGE 702

RE-RECORD

BOOK 8687 PAGE 388

RBT

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 19th DAY OF June, 1992.

Notary Public Onie Mai 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.

RE-RECORD
3177

IDENTIF. REFERENCE
JUL 29 2 40 PM '92
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.
4486 0224 TP01 03CHECK 16.00

22186
IDENTIF. REFERENCE
JUN 24 3 04 PM '92
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

unimproved (X)
This is improved ( ) property, known as 45 Jay Street, Nashville, TN 37210
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

07/24/92 03CHECK 8.00

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.

RBT

Witness my hand this 19th day of June, 1992

Velma J. Hailey
Velma J. Hailey

STATE OF TENNESSEE }
County of Davidson }

RE-RECORD
BOOK 8687 PAGE 339 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

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) 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