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85-7

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WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Woodard and Lincoln
Attorney at Law
175 East Main Street
Hendersonville, TN 37075
822-0030

MORTGAGEE:

WALTER G. TOON and wife,
ALYCE B. TOON
168 Hickory Heights Drive
Apt. A-8
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $ 60000.00

Bill Middleton
Affiant

Sworn to and subscribed before me on this the 14 day of August, 1992.

Curtis M. Lincoln
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9-12-93

Address New Owner:	Send Tax Bills to:	Map-Parcel
William Middleton	Same	
1705 Woodridge Court		
Mt Juliet 37122		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE and other good and valuable consideration the receipt of which is hereby acknowledged, WE, WALTER G. TOON and wife, ALYCE B. TOON, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto WILLIAM W. MIDDLETON, hereinafter called GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, State of Tennessee, being Lot No. 196 on the Plan of Stanford Country Club Estates, Section IV, of record in Book 2900, pages 83 and 84, Register's Office for said County.

Said Lot No. 196 fronts 90 feet on the northeasterly side of Stafford Drive and runs backs between lines 254.1 feet on the southeasterly line, and 235.13 feet on the northwesterly line to a dead line which measures 143.54 feet.

Being the same property conveyed to Walter G. Toon and wife, Alyce B. Toon by deed from Carl Batson and wife, Bettye H. Batson, of record in Book 97, page 245, Register's Office for Davidson County, Tennessee.

This is improved property known as 3123 Stafford Drive, Nashville, Tennessee.

This property is sold "as is" and no warranties or guarantees of any kind, character or nature are made as to the fitness or condition of any structures located on said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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 our hands this the 14th day of August, 1992, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Walter G. Toon
WALTER G. TOON

Alyce B. Toon
ALYCE B. TOON

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, WALTER G. TOON and ALYCE B. TOON, the bargainors with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 14 day of August, 1992.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Curtis M. Lincoln
NOTARY PUBLIC

My Commission Expires: 8-12-93

38208.

IDENTIFICATION REFERENCE

AUG 20 10 56 AM '92

W. WILSON HOBBS
DAVIDSON COUNTY, TN

MAIL ENV.

2266 08/20 0101 03CHECK 231.00

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 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 60000.00
				CON TX 222.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 231.00
				CHECK 231.00

08/20/92 01 10:57 0001 2266

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3.8.20 8.

IDENTIFICATION REFERENCE

AUG 20 10 56 AM '92

FELIX Z. WILSON II REG. OF
DAVIDSON COUNTY, TN

No. 562014