[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:]	MAP-PARCEL NOS.]
[Celeste Coppage	[National Mortgage Company]	]
[4112 Rockdale Avenue	[4041 Knight Arnold Road]	Map 132-10]
[Nashville, TN 37204	[Memphis, TN 38118]	Parcel 15]
[	[ ]	]
[	[ ]	]
[	[ ]	]
[This instrument prepared by: Robert J. Notestine, III, Attorney]		
[104 Woodmont Boulevard, Suite 115, Nashville,		]
[Tennessee 37205		]
[		]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I Richard M. Toon (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto Celeste Coppage, (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit: 7785 05/19 0101 03CHECK 414.15

Land in Davidson County, Tennessee, being the northerly 16 feet of Lot No. 4 and the southerly 42 feet of Lot No. 3 of Block 15 on the plan of College Park, as of record in Book 843, page 29, Register's Office for said County.

Said parts of said lots front together 58 feet on the easterly margin of Rockdale Avenue, and extend back between parallel lines 150 feet to a dead line on the rear.

Together with an easement as set forth in order of record in Book 6911. page 646, said Register's Office, described as follows:

Beginning at the southwest corner on Lot No. 2 of Block 15 on the plan of College Park, as of record in Book 843, page 29, Register's Office for said County; thence along the westerly front line of said lot 4 feet to a point in front line; thence along the line easterly, a distance of 150 feet to a point in the rearline of Lot No. 2; thence southerly along said rear line to a point being the southeast corner of Lot No. 2; thence along the southerly boundary of Lot No. 2 westerly a distance of 150 feet to the point of beginning.

Being the same property conveyed to Richard M. Toon by deed from Mary P. Carlisle, of record in Book 9220, page 873, Regsiter's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1994 which are not yet due and payable and subsequent years, an easement for flow of creek, order of record in Book 6911, page 646, said Register's Office, recognizing a driveway easement for ingress and egress, as provided therein and containing covenants for the use and maintenance of said easement, and to any and all matters as shown on the the herein referenced Plan of record and restrictive covenants of record.

Kay N. Toon, wife of Richard M. Toon, joins in this conveyance to convey any interest, including any marital interest, she may have in the subject real property.

[STATE OF TENNESSEE)]
[COUNTY OF DAVIDSON)]
[ ]
[The actual consideration or value, whichever is greater for]
[this transfer is $109,500.00]
[Kathy Witcher]
[Affiant]
[Subscribed and sworn to before me this]
[day of May, 1994.]
[ ]
[Notary Public]
[My Commission Expires 5/24/97]
[ ]

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his representatives and assigns, to warrant and forever defend the title to the Property to the said Grantee, her successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 16th day of May, 1994.

Richard M. Toon

Richard M. Toon

Kay N. Toon

Kay N. Toon

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 Richard M. Toon and Kay N. Toon, 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 Nashville, Tennessee, this day of May, 1994.

Margaret Green

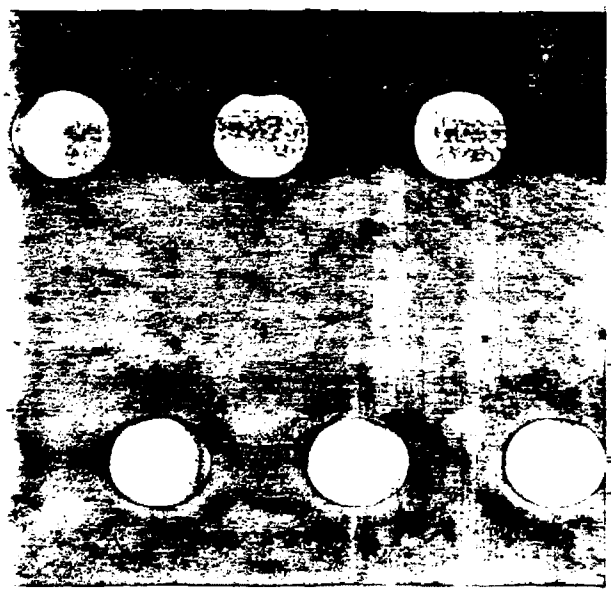
Notary Public

My Commission Expires: My Commission Expires JULY 27, 1996

51642
IDENTIF. & REFERENCE
94 MAY 19 AM 8:21
FELIA ... REGISTER
DAVIDSON COUNTY, TN.

MAIL EN...

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

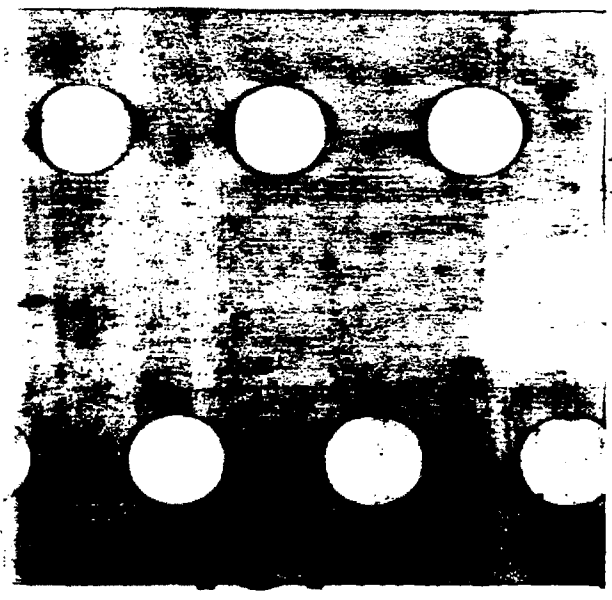
RECEIVED OF _____

FOR _____

BOOK 9349 PAGE 807

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
109500.00
CON TX 405.15
PRFEE 1.00
WDEED 8.00
TOTAL 414.15
CHECK 414.15

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/19/94 01 09:20 0001 7785

51642
IDENTIF. ↑ REFERENCE

94 MAY 19 AM 9:21

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 792794