BOOK 10936 PG 610

Map and Parcel 133-02-146
Field Book No. 6DA 28208

This Instrument Was Prepared By:
Patricia Quinn Robertson, Attorney
Yost and Robertson PLC
First Union National Bank Bldg.
198 East Main Street
Franklin, Tennessee 37064
(615) 790-9678

Send Tax Bills To:
NEW OWNER

MAIL ENV.

98 MAY 18 PM 3:38

COURT CLERK & REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

04394 80

New Owner:

INVESTMENT BROKERS OF AMERICA INC.
3211 Nolensville Pike
Nashville, TN 37211

Mortgagee:

NONE

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, FRANKIE GENE MCPEAK, individually and as Executrix of Estate of Raymond K. Toombs and CORA T. PINKSTON, individually, Grantors, have bargained and sold and by these presents do transfer and convey unto INVESTMENT BROKERS OF AMERICA INC., Grantee, its successors and assigns, the property located in Davidson County, Tennessee being described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plat of the Plat of the Airdrie Subdivision "A", as of record in Book No. 547, page 10, Register's Office for said County.

Said Lot No. 6 fronts 50 feet on the north side of the Mill Creek Road (now known as Antioch Road) and runs back between parallel lines 169 feet to an alley.

Being the same property conveyed to Raymond K. Toombs and wife, Lillian W. Toombs, by deed of Mrs. Ora Pentecost, widow, of record in Book 2640, page 555, Register's Office of Davidson County, Tennessee. Raymond K. Toombs is deceased, Lillian W. Toombs having predeceased her husband, and pursuant to the terms and conditions of the Last Will and Testament of record in Will Book 61, page 279, Probate Court of Williamson County, Tennessee, he devised said property to Frankie Gene McPeak and Cora T. Pinkston.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, its successors and assigns forever.

AND WE DO COVENANT with the said Grantee that we are lawfully seized and possessed of said property in fee simple, have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: (A) Matters appearing on plan of record in Book 547, page 10, Register's Office of Davidson County, Tennessee; (B) Agreement to Abandon 14-foot alley of record in Book 3099, page 21, Register's Office of Davidson County, Tennessee; (C) Building and zoning laws and regulations; and (D) 1998 taxes which are a lien not yet due and payable. Said taxes have been prorated at closing and will be paid by Grantee when due and payable.

AND WE DO FURTHER COVENANT and bind ourselves our heirs and representatives, to warrant and forever defend the title to said property, to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS our hands on this the 14th day of May, 1998. BOOK 10936 PG 611

Frankie Gene McPeak
FRANKIE GENE MCPEAK, individually and as Executrix of Estate of Raymond K. Toombs

Cora T. Pinkston
CORA T. PINKSTON

STATE OF Tennessee)
)
COUNTY OF Williamson)

3950 05/18 0101 03CHECK 223.60

Personally appeared before me, the undersigned, a Notary Public of said County, FRANKIE GENE MCPEAK, individually and as Executrix of Estate of Raymond K. Toombs and CORA T. PINKSTON, individually, the within named bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of May, 1998.

Patricia Kittrell
NOTARY PUBLIC

My Commission Expires: June 19, 2000

STATE OF Tennessee)
)
COUNTY OF Williamson)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Fifty Eight Thousand Dollars ($58,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Bob Jumper for T.B.O.A
AFFIANT

Sworn to and subscribed before me this 14th day of May, 1998.

Patricia Kittrell
NOTARY PUBLIC

My Commission Expires: June 19, 2000

f:\work\data\t\toombs.doc

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

RECEIVED OF _____

FOR _____

BOOK 10936 PG 612

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 58000.00
CON TX 214.60
PRFEE 1.00
WDEED 8.00
TOTAL 223.60
CHECK 223.60

05/18/98 01 15:39 0001 8950

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0439480
IDENTIFICATION REFERENCE

98 MAY 18 PM 3:38

REGISTER
DAVIDSON COUNTY, TN.

No. 1294940