PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
Attorneys At Law
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Nashville, Tennessee 37215-0157
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E-mail: wilkins.ivey@home.com

W & I Ref: (st) Title No: 41332
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Timothy R. Toonen<br>3904 Nebraska Avenue<br>Nashville, TN 37209 | Suntrust Bank, Nashville, NA<br>P.O. Box 305110/7th Floor<br>Nashville, TN 37230-5110 |

**TAX MAP-PARCEL NUMBERS: 104-01-185**

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$113,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Heather Thomas, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Timothy R. Toonen and Tracy SeBlonka, as joint tenants with right of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being the westerly 50 feet of Lots Nos. 55, 56 and 57 on the Map of the part of West Grove Subdivision of record in Book 421, Page 109, Register's Office for said County.

SAID westerly 50 feet of Lots Nos. 55, 56, and 57, front 50 feet on the northerly side of Nebraska, formerly Grand Avenue, and run back between parallel lines with the easterly margin of an alley 150 feet to a dead line.

BEING the same property conveyed to Heather Thomas, unmarried by deed from Joseph T. Jurczyk and wife, Lynne E. Baker of record in Book 11185, Page 756, Register's Office for said County.

**Description Reference:** Described according to (or by reference to) the recorded subdivision Plan

This conveyance is subject to: Taxes for 2000, and subsequent years; All matters set forth on the Plan, with Owner's Certificate, of record in Plat Book 421, Page 109, said Register's Office, to which plan reference is hereby made for futher details.

**This is improved property, known as:** 3904 Nebraska Avenue, Nashville, TN 37209

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

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 15th day of November, 1999.

Heather Thomas

**Heather Thomas**

**State of Tennessee**
**County of Davidson**

On this 15th day of November, 1999, before me the undersigned authority, personally appeared **Heather Thomas**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/26/2003

Notary Public

**State of Tennessee**
**County of Davidson**

## AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $113,500.00

Affiant

Sworn and subscribed before me on the 15th day of November, 1999.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/26/2003

Notary Public

06578820

REFERENCE

09 NOV 15 PM 12:50

Wldoc: Deed Wty—12.92

ITG 11/15/ 0101 03CHECK 430-95

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

| | | |
|---|---|---|
| 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 | CFEE - COMPUTER FEE | PRFEE - PROBATE FEE |

BOOK 11744 PAGE 463

05 57820

REFERENCE

99 NOV 16 PM 12:50

| | |
|---|---|
| CAMT | |
| | 113500.00 |
| CON TX | 419.95 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 430.95 |
| CHECK | 430.95 |

11/16/99 01 12:51 0001 1779

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1539450