PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
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CUMBERLAND TITLE CO.
216 Centerview Dr. Ste. 139
Brentwood, TN 37027

W & I Ref: (SK) Title No: 43103

Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Jacqueline D. Gleaves<br><br>565 Owendale Drive<br>Antioch, Tennessee 37013 | SAME |

**TAX MAP-PARCEL NUMBERS:** 150-01-313

Davidson County DEEDWARR
Recvd: 01/03/02 13:48 2pgs
Fees:13.00 Taxes:434.75
20020103-0001131

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$117,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Roger Edward Toney, unmarried and Kimbel Lee Toney, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jacqueline D. Gleaves** 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 Lot No. 66 on the Plan of Edge-O-Lake Estates of record in Book 4675, page 84, Register's Office for said County.

SAID Lot No. 66 fronts 80.00 feet on the westerly margin of Owendale Drive and extends back 168.62 feet on the northerly line and 162.88 feet on the southerly line to a dead line in the rear measuring 80.21 feet thereon.

BEING the same property conveyed to Roger Edward Toney, unmarried by deed from J.E. Hutchins and wife, Brenda N. Hutchins, of record in Book 9505, page 27, said Register's Office. By Quitclaim Deed of record in book 9516, page 912, said Register's Office, the said Roger Edward Toney conveyed subject property to Roger Edward Toney and Kimbel Lee Davis as joint tenants with right of survivorship. The said Roger Edward Toney and Kimbel Lee Toney have since divorced by Final Decree No. 01D-1533, in the Fourth Circuit Court for Davidson County, Tennessee. Kimbel Lee Toney and Kimbel Lee Davis are one in the same person.

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

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4675 Page 84, said Register's Office, which Plan shows a 30 foot easement for public utility and drainage purposes along the rear line of said lot and a 10 foot easement for public utility purposes along the southerly side line of said lot, and a 2.5 x 25 foot utility anchor easement located on the northeasterly front corner of said lot; Restrictive covenants of record in Book 4797, page 410, Register's Office for said County.

**This is improved property, known as: 565 Owendale, Antioch, Tennessee 37013**

**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 6th day of December, 2001 .

Roger Edward Toney

Kimbel Lee Toney

**State of** TENNESSEE
**County of** WILLIAMSON

On this 6th day of December, 2001 , before me the undersigned authority, personally appeared **Roger Edward Toney and Kimbel Lee Toney** , 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: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

**State of** TENNESSEE
**County of** WILLIAMSON

My Commission Expires JULY 26, 2003

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $117,500.00

Affiant

Sworn and subscribed before me this 6th day of December, 2001

My Commission Expires: CARLA R. DILLARD NOTARY PUBLIC AT LARGE HAMILTON COUNTY, TENN.

MY COMMISSION EXPIRES: 02-03-03

Notary Public