Davidson County DEEDWARR
Recvd: 08/25/04 09:58 2pgs
Fees:13.00 Taxes:647.50
20040825-0102631

THIS INSTRUMENT PREPARED BY:
Gail P. Pigg, Attorney
219 Second Avenue, North
First Floor Suite
Nashville, Tennessee 37201

OWNER(S) ADDRESS AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Randall L. Toney and wife, Rhonda Ann Toney	Same	012-03-0-004.00
2025 Tinnin Road		
Goodlettsville, TN 37072		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, we,

STEVEN P. WILKERSON AND WIFE, MELISA G. TONEY WILKERSON

hereinafter called the GRANTORS, having bargained and sold, and by these presents do transfer and convey unto,

RANDALL L. TONEY AND WIFE, RHONDA ANN TONEY

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 10 of Grizzard Manor, Section 2, 10th Civil District, Davidson County, Tennessee, as of record in Plat Book 4660, page 17, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Steven P. Wilkerson, Unmarried and Melisa G. Toney, Unmarried, by deed from Dale M. Kimbrough and wife, Donna G. Kimbrough, of record in Book 7441, page 492, Register's Office for Davidson County, Tennessee; the said Steven P. Wilkerson and Melisa G. Toney having since married.

EXCLUDED FROM THE COVENANTS OF WARRANTY OF THIS DEED ARE:

1. Taxes for 2004.
2. All matters shown on plat of record in Book 4660, page 17, Register's Office for Davidson County, Tennessee.
3. Restrictions of record in Book 4647, page 683, said Register's Office.
4. Easement for Sanitary Pumps/Service Lines, Ingress/Egress Purposes and Appurtenances for Metro Water Services, of record in Instrument No. 20021028-0131743, said Register's Office.

This is improved property known as 604 Gaylemore Drive, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD the same tract or parcel of land with appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said unit in fee simple, have good right to convey it, and the same is unencumbered, except as hereinabove set forth; and we do further covenant

and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said unit to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever except as set forth above. 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 25th day of August, 2004.

STEVEN P. WILKERSON

Steven P. Wilkerson

MELISA G. TONEY WILKERSON

Melisa G. Toney Wilkerson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public, in and for said County and State, Steven P. Wilkerson and Melisa G. Toney Wilkerson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, the within named bargainors, and, who, upon oath, acknowledged that they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 25th day of August, 2004.

Gail Pigg
NOTARY PUBLIC

My commission expires: May 24, 2008.

GAIL PIGG
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $175,000.00.

Steven P. Wilkerson

Sworn to and subscribed before me this 25th day of August, 2004.

Gail Pigg
NOTARY PUBLIC

My commission expires: May 24, 2008.

GAIL PIGG
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN