Prepared by: Earl Thompson, 415 Nashville Trust Bldg., Nashville, Tennessee.

# WARRANTY DEED

BOOK 4205 PAGE 309

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Walter G. Donaldson, et ux | Same | G-3935 |
| (NAME:) | (NAME:) | Map 26-9 |
| 405 Moss Trail Road | Same | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Par. 66 |
| Goodlettsville, Tennessee | Same | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*For and in Consideration of the sum of* Twelve Thousand Five Hundred ($12,500.00) * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * *DOLLARS* cash in hand paid, the receipt of which is hereby acknowledged,

We, Alfred B. Sears and wife, Mildred J. Sears *have bargained and sold, and by these presents do transfer and convey unto the said* Walter G. Donaldson and wife, Virginia S. Donaldson and their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 63 on the Map of Goodlettsville Hieghts Subdivision, Section Two, as of record in Book 1424, pages 120 and 121, Register's Office for said County.
Said Lot No. 63 fronts 115 feet on the south side of Moss Trail Road and runs back between parallel lines 350 feet to a dead line.
Being the same property conveyed to Alfred B. Sears and wife, Mildred J. Sears, by deed from H. S. Moss and wife, as of record in Book 1940, page 474, Register's Office for said County.

Title is conveyed subject to:
Restrictions of record in Book 1783, page 35; a 100-foot set-back line from Moss Trail Road and a 10-foot easement along the south line of the lot for public utilities.

This is unimproved ( ) improved (X) property, known as 405 Moss Trail Road (House Number) (Street), Goodlettsville (P. O. Address), Tennessee (City or Town)

*To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said* Walter G. Donaldson and wife, Virginia S. Donaldson and their *heirs and assigns, forever.*

*And* we *do covenant with the said* Walter G. Donaldson and wife, Virginia S. Donaldson *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

*And* we, Alfred B. Sears and wife, Mildred J. Sears *do further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Walter G. Donaldson and wife, Virginia S. Donaldson and their *heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* our *hand* s *this* 17th *day of* JANUARY, *19*68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Alfred B Sears
Mildred J. Sears

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $12,500.00

Affiant

Subscribed and sworn to before me this the 17th day of JANUARY, 1968

Notary Public

My Commission Expires: 4-28-70

Affix Seal

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* D. J. BREWER *a Notary Public in and for said County and State,* Alfred B. Sears and wife, Mildred J. Sears

*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 and official seal at* OLD HICKORY *Tennessee this* 17th *day of* JANUARY, *19* 68

D. J. Brewer *Notary Public*

*Commission expires* 1-28-70

D. J. BREWER NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Before me,* ..., *a Notary Public of the State and County aforesaid, personally appeared* ..., *with whom I am personally acquainted, and who, upon oath, acknowledged* ...*self to be* ... *of the* ..., *the within named bargainor, a corporation, and that* ...*he as such* ..., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ...*self as* ...

*Witness my hand and seal, at office in* ..., *this* ...*day of* ..., *19*....

...*Notary Public*

*Commission expires* ....

STATE TAX $ 32.50
PROBATE .50
TOTAL $ 33.00

JAN 17 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED
FROM
ALFRED B. SEARS, ET UX
TO
WALTER G. DONALDSON, ET UX

02910

FELIX Z. WILSON TR...
DAVIDSON ...
STATE ...

JAN 17 1:32 PM 1967
118 135
RECORDING ... 33.00
DEED ...

OLD HICKORY, TENN.

...ORY EMPLOYEES CREDIT UNION

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