.s ument prepared by: William J. Faimon, Atty.
200 Court Square Building
Nashville, Tennessee 37201

BOOK 1261 PAGE 615

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Charles G. Donaldson (NAME)	Charles G. Donaldson (NAME)	Map. 129-8
1048 Percy Warner Blvd. (STREET ADDRESS OR ROUTE NUMBER)	1048 Percy Warner Blvd. (STREET ADDRESS)	Par. 11
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	pd

FOR AND IN CONSIDERATION of the sum of Ten and no/100 -------($10.00)---------
---------- *Dollars,*

and other good and valuable consideration, including the assumption of a first mortgage in the principal sum of $22,373.18, evidenced by a Deed of Trust of record in Book 4017, page 678, R.O.D.C., Tennessee.

We, Wilford L. Armstrong and wife, Helen M. Armstrong

have this day bargained and sold, and do hereby transfer and convey unto the said Charles G. Donaldson and wife, Rachel Donaldson,

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being lot No. 52 on the Revised Plan of Warner Park Valley, Section I, as of record in book 3600, pages 12 13 and 14, Register's Office for said County. Said lot No. 52 fronts 85 feet on the easterly side of Percy Warner Boulevard and runs back 167.5 feet on the northerly line and 297.37 feet on the southerly line to a dead line, measuring 187.95 feet thereon.

Being the same real property conveyed to Wilford L. Armstrong and wife, Helen M. Armstrong, by deed from Murphree Realty Company, of record in book 4917, page 674, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $31,000.00

Subscribed and sworn to before me, this the 16th day of August, 1968

Affiant: William J. Faimon, Atty

My commission expires: April 21, 1971 (Affix Seal)

Notary Public: Helen M. Green

This is (unimproved) (X) property, known as 1048 Percy Warner Blvd, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Charles G. Donaldson, and wife, Rachel Donaldson,

their *(successors),*

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Charles G. Donaldson and wife, Rachel Donaldson their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 16th *day of* August, *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.*

Wilford L. Armstrong

Helen M. Armstrong

BOOK 4261 PAGE 616

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Melinda McLean, *a Notary Public in and for said County and State,* Wilford L. Armstrong and wife, Helen M. Armstrong

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, *Tennessee this* 16th *day of* August, *19* 68.

Melinda McLean *Notary Public*

Commission expires April 21, 1971

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.....

AUG20 68	CONV	31,000.00				
AUG20 68	S'TAX		A*	80.60		
AUG20 68	PR'FEE		A*	.50		
AUG20 68	W'DEED		A*	3.00	*	84.10

WARRANTY DEED

FROM
WILFORD L. ARMSTRONG, ET UX

TO
CHARLES G. DONALDSON, ET UX

A 0 9 8 7 4

IDENTIF. REFERENCE

AUG 20 10 37 AM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE