THIS INSTRUMENT WAS PREPARED BY:
James D. McDonald
4018 Hutson Avenue
Nashville, Tennessee.

# WARRANTY DEED BOOK 4291 PAGE 3

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Mr. John R. Lain | | Map 61 6 |
| (NAME) 4018 Hutson Avenue | (NAME) SAME | Pal 68 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee, 37216 | (STREET ADDRESS) | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | M. O |

*FOR AND IN CONSIDERATION of the sum of* ($10.00)

Ten and No/100---------- *Dollars,* Cash in hand paid by John R. Lain and wife, Maggie Dell Lain, and other good and valuable considerations, the receipt of which is hereby acknowledged; and the assumption of and the agreement to pay one note as of record in Book 4036, Page 744, Register's Office for Davidson County, Tenn., being in the principal balance of $8,618.18 payable in monthly installments of $75.00 each, which includes principal and interest at the rate of 6% per annum, with the next monthly installment falling due December 15, 1968.

We, James D. McDonald and wife, Alice Jeanette McDonald

*have this day bargained and sold, and do hereby transfer and convey unto the said* John R. Lain and wife, Maggie Dell Lain

their *(successors), heirs and assigns,*

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

Being the northerly 66.66 feet of Lot No. 218 on the Plan of Maplewood Heights Second Subdivision, as of record in book 547, pages 103 and 104, Register's Office for said County.

Said part of Lot No. 218 fronts 66.66 feet on the westerly side of Hutson Avenue and runs back between parallel lines 300 feet to a dead line in the rear, measuring 66.66 feet thereon.

Being the same property conveyed to James D. McDonald and wife, Alice Jeanette McDonald by deed from James M. Schultz and wife, as of record in Book 4192, Page 655, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater for this transfer is $ 9,600.00

Subscribed and sworn to before me, this the 29th day of November 1968

Affiant

My commission expires: 11/12/72 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 4018 (House Number) Hutson Avenue (Street) Nashville 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* John R. Lain and wife, Maggie Dell Lain 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.* except as herein stated

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* John R. Lain and wife, Maggie Dell Lain their *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our hand s this 29th day of November, 1968, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James D. McDonald

Alice Jeanette McDonald

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Mack H. Webb *, a Notary Public in and for said County and State,*

James D. McDonald and wife, Alice Jeanette McDonald

*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* Nashville *this* 29th *day of* November *, 19* 68

Notary Public

*Commission expires* 11/12/72

*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 .....*

**WARRANTY DEED**

FROM

James D. McDonald, et ux

TO

John R. Lain, et ux

A 22571

IDENTIF. REFERENCE

DEC 2 2 57 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DEC 28 CONV 9,600.00
DEC-28 S'TAX A* 24.96
DEC-28 PR'TEE A* .50
DEC-28 W'DEED A* 3.00 * 28.46

Compliments of

H. C. WEBB & SON
Insurance & Real Estate
214 NORTH FIRST ST. PHONE 262-0713
NASHVILLE, TENN. 37207