THIS INSTRUMENT PREPARED BY:

BOOK 4415 PAGE 19

DOBSON AND JOHNSON, INC.
11th FLOOR J. C. BRADFORD BLDG.
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
W. Paul McDonald, et ux	Dobson & Johnson, Inc.	Map. 33-11
(NAME)	(NAME)	Pa r. 52
901 Sun Valley Drive	11th Floor J. C. Bradford Bldg.	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee 372115	Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Pd

FOR AND IN CONSIDERATION of the sum of -----$10.00----------

----------TEN AND NO/100----------*Dollars,*

Cash paid by W. Paul McDonald and wife, Betty C. McDonald, and other good and valuable considerations, the receipt of which is hereby acknowledged.

We, Carl G. Bailey and wife, Janis M. Bailey

have this day bargained and sold, and do hereby transfer and convey unto the said

W. Paul McDonald and wife, Betty C. McDonald

their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 243 on the Plan of Primrose Acres, Section 3, as of record in Book 2900, page 71, Register's Office for said County, describes as follows:

Beginning on the northerly margin of Sunvalley Drive, at the corner of Lots Nos. 243 and 257; thence with a line between said two lots, northerly 150.8 feet to the corner of Lots Nos. 243, 244, and 257; thence with the line between Lots Nos. 243 and 244, westwardly 165.8 feet to the easterly margin of Hamblen Drive; thence with said Drive, southerly 192.65 feet to the beginning of a curve; thence around said curve, in a southeasterly direction 40.74 feet to the northerly margin of Sunvalley Drive; thence with said Drive, eastwardly 218.37 feet to the beginning.

Being the same property conveyed to Carl G. Bailey and wife, Janis M. Bailey, by deed from Philip N. Brownstein as Federal Housing Commissioner, of record in Book 3816, page 801, 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 $ 17,169.72

Subscribed and sworn to before me, this the 1st day of May 19 70

My commission expires: 11-30-70 (Affix Seal)

Affiant: W. Paul McDonald

Notary Public: Thelma R. Williams

NOTARY PUBLIC DAVIDSON COUNTY, TENN. MY COMM. EXPIRES NOV. 30, 1970

This is unimproved ( ) improved ( ) property, known as ..... (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

W. Paul McDonald and wife, Betty C. McDonald

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 stated herein and the 1970 taxes which have been assumed and will be paid by grantees when due and payable.**

we *further covenant and bind* **ourselves, our** *heirs and representatives, to warrant and forever defend the title to said real estate to said*

W. Paul McDonald and wife, Betty C. McDonald

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

Witness **our** *hand* **s** *this* **1st** *day of* **May**, 19 **70**, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Carl G. Bailey
Carl G. Bailey

X Janis M. Bailey
Janis M. Bailey

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Thelma R. Williams, a Notary Public in and *for said County and State,* Carl G. Bailey and wife, Janis M. Bailey

the within named bargainor ~~a~~ *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, Tennessee. *this* 1st *day of* May, *19* 70

Thelma R. Williams *Notary Public*

Commission expires 11-30-70

THELMA R. WILLIAMS NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... 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 .....

MAY-4 70	CONV	17,169.72				
MAY-4 70	S TAX		A*	44.72		
MAY-4 70	PR FEE		A*	.50		
MAY-4 70	W DEED		A*	3.00	*	48.22

WARRANTY DEED

FROM Carl G. Bailey, et ux

TO W. Paul McDonald, et ux

A 76302

IDENTIF. REFERENCE

MAY 4 1 22 PM '70

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