BOOK 4455 PAGE 147

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

ANDREW EWING, TRUSTEE

TO

JAMES LEE DONALD

For draftsman's use

This Instrument Prepared by:
BAILEY, EWING, DALE & CONNER, Attys.
709-20 Nashville Bank & Trust Building
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Lee Donald (NAME)	Commerce Union Bank (NAME)	22W-5800
2299 Knowles Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 60387 (STREET ADDRESS)	Map 105-14
Nashville, Tenn. 37204 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37206 (CITY) (STATE) (ZIP)	Par 172

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

OCT 27 3 44 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$15,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF October 1970.

Mary E. Jackson
Notary Public

MY COMMISSION EXPIRES: 11-12-72

(AFFIX SEAL)

A94416

For and in Consideration of the sum of Ten and 00/100 ($10.00) ----------

---------- DOLLARS

and other good and valuable considerations paid to the undersigned, Andrew Ewing,Trustee, by James Lee Donald, receipt of which is hereby acknowledged, I, Andrew Ewing, Trustee,

have bargained and sold, and by these presents do transfer and convey unto the said James Lee Donald, an unmarried person

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

Being Lot No. 2 of the Re-subdivision of Lot No. 5 on the Map of Joseph Knowles' Subdivision of Block "D" in C. D. Elliott's Plan, as of record in Book 4350, page 78, Register's Office for Davidson County, Tennessee.

Beginning at a point in the southwesterly margin of Knowles Avenue, which is the common corner of Lots 1 and 2; thence along said margin in a southeasterly direction 74.81 feet to a point; thence southwesterly around a curve 23.72 feet to a point in the northwesterly margin of an alley; thence with said margin continuing southwesterly 84.8 feet to a point; thence northwesterly 90.0 feet to a point; thence northeasterly 99.97 feet along the line between Lots 1 and 2 to the point of beginning.

Being part of the same property conveyed to Andrew Ewing,Trustee, for D. U. Crockett and Mayfair Homes, Inc., a joint venture d/b/a Crockett-Mayfair by deed from Nashville Housing Authority, of record in Book 4391, page 614, said Register's Office.

Said conveyance is expressly subject to the following:

1. Restrictive Covenants of record in Book 4391, page 614, Register's Office for Davidson County, Tennessee, and Book 4220, page 723, said Register's Office.
2. The Plan of record in Book 4350, page 78, said Register's Office, shows an Owner's Certificate, a 30-foot minimum building setback line from Knowles Avenue and a 20-foot easement for public utility purposes along the rear line of said lot.

WD-2

This is unimproved ( ) improved (X) property, known as 2299 Knowles Avenue, Nashville, Tenn. 37204
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James Lee Donald, his heirs and assigns, forever.

And I do covenant with the said James Lee Donald that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except by 1970 taxes.

And I, Andrew Ewing, Trustee, do further covenant and bind myself, my successors and/assigns, ~~heirs and representatives~~, to warrant and forever defend the title to the said land to the said James Lee Donald, his heirs and assigns against the lawful claims of all persons whomsoever, insofar as I, as Trustee, am authorized so to do, but no further or otherwise.

Witness my hand this 22nd day of October, 1970

Andrew Ewing, Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Betty Poage, a Notary Public in and for said County and State, the within named Andrew Ewing, Trustee

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

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of October, 19 70

Betty Poage, Notary Public

Commission expires 10-20-71

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 .

OCT 27 '70 S TAX A* 39.52
OCT 27 '70 PR FEE A* .50
OCT 27 '70 RCRDG A* 3.00 * 43.02
15:200.00

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

, Notary Public.

Commission expires .

Return to:
Russell H Hippe, Jr
26th Floor, L & C Tower
Nashville, Tenn.