WARRANTY DEED

BOOK 4469 PAGE 922

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
John David Donaldson (NAME)	United Mortgagee Servicing (NAME)	Map 7408
7020 Bonnafair Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1056 (STREET ADDRESS)	Par. 121
Hermitage, Tennessee (CITY) (P. O. ZONE) (STATE)	Virginia Beach, Virginia (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- ---------- *Dollars,*

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by instruments of record in Book 3802, page 204, and in Book 4416, page 136, Register's Office for Davidson County, Tennessee.

We, John T. Donaldson and wife, Ruby Jo Donaldson,

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

John David Donaldson and wife, Nancy Donaldson,

their ~~successors~~ *heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 706 on the Plan of Hermitage Hills, Section 7, as of record in Book 3300, pages 62 and 63, Register's Office for said County.

Said Lot No. 706 fronts 79.9 feet on the easterly margin of Bonnafair Drive and runs back between lines 152.85 feet on the northerly line and 201.8 feet on the southerly line to a dead line in the rear on which it measures 95.7 feet.

Being the same property conveyed to John T. Donaldson and wife, Ruby Jo Donaldson, by deed from Leland T. Bush and wife, Barbara D. Bush, of record in Book 4416, page 134, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers. Also conveyed are any and all insurance policies in connection with the above referred to loan.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 18500.00

Subscribed and sworn to before me, this the 30 day of December 1970

My commission expires: 11-4-74 (Affix Seal)

Affiant John T. Donaldson

Notary Public Dewey W. Pedigo

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

John David Donaldson and wife, Nancy 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,* except as noted above.

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

John David Donaldson and wife, Nancy Donaldson, their

~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 30 day of December, 1970, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x John T. Donaldson

x Ruby Jo Donaldson

This Instrument Was Prepared By

Dewey W. Pedigo

Of The Law Firm Pedigo & Saindon

Stahlman Building: Nashville, Tennessee

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Dewey W. Pedigo, *a Notary Public in and for said County and State,* John T. Donaldson and wife, Ruby Jo Donaldson, *the within named bargainors, 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* 31 *day of* December, *19*70.

Dewey W. Pedigo
Notary Public

Commission expires 11-4-74

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 .....

DEC31 70	CONV	18,500.00				
DEC31 70	S'TAX		A*	48.10		
DEC31 70	PR'FEE		A*	.50		
DEC31 70	W'DEED		A*	3.00	*	51.60

WARRANTY DEED

FROM

JOHN T. DONALDSON, ET UX

TO

JOHN DAVID DONALDSON, ET UX

B 0 0 6 8 1

IDENTIF. REFERENCE

DEC 31 9 48 AM '70

FELIX [illegible] 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

PEDIGO & SAINDON