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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10,722.37

Anna Mai Donnelly
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF June 1971.

Notary Public

MY COMMISSION EXPIRES: Nov 6 1972

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

W. G. TRABER, ATTORNEY, 2525 LEBANON ROAD, NASHVILLE, TENNESSEE 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anna Mai Donnelly (NAME)	United Mortgagee Servicing (NAME)	Map 74-8.
155 Jacksonian Drive (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	Par. 262
Hermitage, Tennessee 37076 (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James Anthony Gust and wife, Karen H. Gust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anna Mai Donnelly

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1002 on the Plan of Hermitage Hills Subdivision, Section 10, as of record in Book 3600, page 50, Register's Office for Davidson County, Tennessee.

Said Lot No. 1002 fronts 85.11 feet on the northeasterly margin of Jacksonian Drive and runs back between lines measuring 185.36 feet on the northwesterly line and 160 feet on the southeasterly line to a dead line measuring 63.48 feet thereon.

Being the same property conveyed to James Anthony Gust and wife, Karen H. Gust, by deed from, Harold A. Jones and wife, Helen G. Jones, of record in Book 4194, page 553, Register's Office for Davidson County, Tennessee.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 3974, page 295, Register's Office for said County.

The escrow account now on deposit with United Mortgagee Servicing Corp. is hereby transferred and conveyed to the purchasers. The insurance on said property is also hereby transferred and conveyed to the purchasers.

This is unimproved ( ) improved (X) property, known as 155 Jacksonian Drive, Hermitage, Tennessee 37076
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 9th day of June, 1971

James Anthony Gust

Karen H. Gust

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named James Anthony Gust and wife, Karen H. Gust

the 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, Tennessee, this 9th day of June 19 71

Commission expires No. 4, 1974

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
James Anthony Gust, et ux

TO
Anna Mai Donnelly

B 18081

IDENTIF. REFERENCE

JUN 9 8 52 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

[illegible] TITLE
WM. D. TRABER
2325 LEBANON ROAD
NASHVILLE, TENN. 37214

JUN-9 71	CONV	18,732.34			
JUN-9 71	S'TAX		A*	48.62	
JUN-9 71	PR'FEE		A*	.50	
JUN-9 71	WDEED		A*	3.00	* 52.12