BOOK 4570 PAGE 287

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 13500.00

R J Watts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF January, 1972

Carl E. Cunningham
Notary Public

MY COMMISSION EXPIRES: October 26, 1974

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Carl E. Cunningham, Attorney, 228 Shady Grove, Donelson, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr.-Mrs. J. O. McDonald (NAME)	2nd 2nd Sun & Loan (NAME)	Map 91-15
4903 Elkins Avenue (STREET ADDRESS OR ROUTE NUMBER)	4th & Union St (STREET ADDRESS)	Par. 281
Nashville, Tennessee 37209 (CITY) (STATE) (P. O. ZIP)	Nash. Tenn (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, R. J. Watts and wife, Estelle Watts,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Olen McDonald and wife, Betty Ruth McDonald,

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:

Being the west 50 feet of the east 120 feet of the north half of Block No. 35 on the Map of Charlotte Park Company's Addition, as of record in Book 57, page 103, Register's Office for said County.

Said part of said Block fronts 50 feet on the south side of Elkins Avenue and runs back between parallel lines 180 feet to an alley.

Being the same property conveyed to R. J. Watts and wife, Estelle Watts, by deed from Carl E. Cunningham, Trustee, as of record in Book 4516, page 23, Register's Office for Davidson County, Tennessee

unimproved ( )
This is improved (X) property, known as 4903 Elkins Avenue, Nashville, Tennessee 37209
(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 hand S this 18th day of January, 1972

R J Watts

Estelle Watts

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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 R. J. Watts and wife, Estelle Watts, 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 18th day of January 1972.

Commission expires October 26, 1974

Carl E. Simmons
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of 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

Q14.916-3

WARRANTY DEED

FROM
R. J. WATTS ET UX
Estelle Watts

TO
JAMES OLEN McDONALD ET UX
Betty Ruth McDonald

B 45534

IDENTIF. REFERENCE

JAN 19 2 48 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

LOAN ASSOCIATION OF NASHVILLE
FIDELITY FEDERAL SAVINGS AND

JAN 19 72 CONV 13,500.00
JAN 19 72 S TAX A* 35.10
JAN 19 72 R FEE A* .50
JAN 19 72 M DEED A* 4.00 * 39.60