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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 $ 43,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF February 19 72

Notary Public

MY COMMISSION EXPIRES: 4-21-75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence E. Levine 928 Stahlman Building, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. C. Donegan (NAME)	Same (NAME)	Map 116-5
3605 Westbrook Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Pac. 247
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(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, John W. Springer and wife, Mildred D. Springer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. C. Donegan and wife, Louise M. Donegan

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 the 26th ward of the City of Nashville, Davidson County, Tennessee, being the easterly part of lot No. 465 on the map of Richland Realty Company's Division "C" as of record in book 421, page 31, Register's Office for said County.

Said part of lot No. 465 fronts 65 feet on the southerly side of Westbrook Avenue and runs back 258 feet on the easterly line and 238 feet, more or less, on the westerly line to an alley, measuring 24.6 feet thereon.

Being the same property conveyed to John W. Springer and wife, Mildred D. Springer, by deed from James E. Davis and wife, DeAubrey Davis, of record in Book 2342, page 147, Register's Office for Davidson County, Tennessee.

This deed prepared from information furnished by the parties.

Subject to all liens, easements and restrictive covenants of record.

The sellers herein assign all their interest in an escrow account with First Federal Savings and Loan Assn. of Nashville Tenn. to the buyers herein.

unimproved ( )
This is improved (X) property, known as 3605 Westbrook Avenue, Nashville, Tennessee
(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 3rd day of February, 19 72

John W. Springer

Mildred D. Springer

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named John W. Springer and wife, Mildred D. Springer

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 2nd day of February 1972

Commission expires Jan 29, 1973. J. F. McClellan
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
John W. Springer and wife,
Mildred D. Springer

TO
J.C. Donegan and wife, Louise
M. Donegan

B 47462

T
IDENTIF. REFERENCE

FEB 4 1 59 PM '72
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Please Return by mail to. S. Weinberger
939 Jefferson St
NASHVILLE
TENN

FEB-4-72	CONV	*4,318.76			
FEB-4-72	S'TAX		A*	11.18	
FEB-4-72	PR'FEE		A*	.50	
FEB-4-72	W'DEED		A*	4.00	* 15.68