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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Emmett E. Nichalson Et Ux

TO

Eva M. McDonald, Johnnie W. McDonald Sr. and Mary Ella McDonald

For draftsman's use

This Instrument Prepared By
CLYDE PAUL HOLLAND
Parkway Towers
Nashville, Tenn. 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eva M. McDonald (NAME)	Guaranty Mortgage Company (NAME)	
3238 Mexico Drive (STREET ADDRESS OR ROUTE NUMBER)	311-7th Avenue, NOrth (STREET ADDRESS)	90-9
Nashville, TEnnessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	258

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

SEP 15 2 10 PM '72

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 14,000.00 Eva M. McDonald
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August, 1972.

James M. Hunter
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) My Commission Expires July 24, 1976

B 7.6 1 5 4

For and in Consideration of the sum of ---------TEN AND NO/100----------

----------($10.00)----------DOLLARS cash in hand paid by EVA M. MCDONALD, JOHNNIE W. MCDONALD SR. and WIFE, MARY ELLA MCDONALD, and other good and valuable considerations, receipt of which is hereby acknowledged,

EMMETT E. NICHALSON and wife, NICHALSON

have bargained and sold, and by these presents do transfer and convey unto the said Eva M/ McDonald, Johnnie W. McDonald, Sr. andwife, Mary Ella McDonald, as tenants in common with right of survivorship 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 described as follows: Being Lot No. 44 on the Plan of Section IV, Bordeaux Hills, of record in Book 3600, page 49, Register's Office for said County, as follows:

SAID Lot No. 44 fronts 55.24 feet on the easterly side of Mexico Drive, and extends back 126.5 feet on the northerly line and 126.05 feet on the southerly line to a dead line in the rear on which it measures 56.54 feet.

BEING the same property conveyed to Emmett E. Nichalson and wife, Neita M. Nichalson, by deed from Hester Construction Company, a Tennessee Corporation, of record in Book 4094, page 912, Register's Office for Davidson County, Tennessee.

It is the intention of the Grantors to convey a one-third undivided interest in subject property to each of the three named grantees with right of survivorship.

This conveyance is made subject to plan of record which shows an owners certificate, a 20-foot easement for drainage and public utilities across the rear line of the lot, a 30-foot setback line from Mexico Drive; restrictive covenants of record in Book 3765, page 141, Register's Office for Davidson County, Tennessee.

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This is unimproved ( ) improved (X) property, known as 3238 Mexico Drive (House Number) (Street) Nashville 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 EVA M. MCDONALD, JOHNNIE W. MCDONALD, SR. and wife, MARY ELLA MCDONALD their heirs and assigns, forever.

And we do covenant with the said EVA M. MCDONALD, JOHNNIE W. MCDONALD, SR. and wife, MARY ELLA MCDONALD 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., except as of record.

And we, EMMETT E. NICHALSON and wife, NEITA M. NICHALSON do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said EVA M. MCDONALD, JOHNNIE W. MCDONALD SR. AND wife, MARY Ella McDonald, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 31st day of August, 19 72

Emmett E. Nichalson
EMMETT E. NICHALSON

Neita M. Nichalson
NEITA M. NICHALSON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Emmett E. Nichalson and wife, Neita M. Nichalson 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 31st day of August, 19 72.

James M. Gunter
Notary Public.

Commission expires My Commission Expires July 24, 1976

SEP 15 CONV 14,000.00
SEP 15 STAX A* 36.40
SEP 15 PRFEE A* .50
SEP 15 DEED A* 4.00 * 40.90

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 .