Empire + Jay Bills
Ron Gad
Rosewood Cpte
Rosewood Cem
Mush Inn

mail

This Instrument Prepared By
GUY E. YELTON
Attorney At Law
Mt. Juliet, Tennessee

WARRANTY DEED

BOOK 1698 PAGE 567

34-14

THIS INDENTURE made and entered into on this the 7th day 6pm

of March 19 73, by and between

Alden P. McDonald and Wife, Diane Smith Green McDonald

hereinafter referred to as the GRANTORS, and

Ronald W. Gad and Wife, Jean M. Gad

hereinafter referred to as the GRANTEES.

WITNESS, That for and in consideration of the sum of

THREE THOUSAND DOLLARS ($3,000) cash in hand paid Grantors by Grantees, and the agreement of Grantees to assume and pay the balance on two (2) loans hereinafter set out,

the receipt and sufficiency of which is hereby acknowledged, the said GRANTORS have this day bargained and sold and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, the following described tract or parcel of land, to-wit:

Lying and being in the Civil District of Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being the westerly 85 feet of Lot No. 98 on the Plan of Inglewood Place, as of record in Book 332, page 101, Register's Office for said County.
Said part of said lot fronts 85 feet on the southerly side of Greenfield Avenue and runs back 184.6 feet on the westerly line and 186 feet more or less on the esterly line, to the northerly line of Lot No. 77, measuring 85 feet thereon.
Being the same property conveyed to Alden P. McDonald and wife, Diane Smith Green McDonald, by deed from Ruth Patton Smith, as of record in Book 4280, page 480, said Register's Office.

It is understood and agreed that GRANTEES hereby assume and agree to pay the following:

1. A balance owing of $9,796.18 evidenced by a note dated February 10th, 1965 payable to Nashville Mortgage & Realty Company, the payment of which is secured by a Deed of Trust on the above described property executed by Ruth Patton Smith to T. I. Holman, Jr., Trustee, which Deed of Trust is of record in Book 3933, Page 789, R.O.D.C., Tennessee.

2. A balance of $2,465.46 owing to Fidelity Federal Savings and Loan Association as evidenced by a note dated April 21st, 1969 and secured by an instrument to Vaden Lackey, Jr., Trustee, which instrument is of record in Book 4328, page 260, R.O.D.C., Tennessee.

STATE OF TENNESSEE
COUNTY OF Wilson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $3,246.74, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 10 day of March 1973.

Comm. ex: 7.12.76

Notary Public

GUY E. YELTON
ATTORNEY-AT-LAW
OAKLAND AVENUE
MT. JULIET, TENNESSEE 37122

C02558

IDENTIF. REFERENCE

APR 16 10 24 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging unto the said GRANTEES, their heirs and assigns, forever; and the said GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple; have a good and lawful right to convey same, and that the same is unincumbered, except as shown herein.

The GRANTORS further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

When necessary for a proper construction hereof, the plural case shall be read singularly, and so construed.

WITNESS OUR HANDS on this the day and date first above written.

Alden P. McDonald

Diane Smith Green McDonald

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor,

ALDEN P. MC DONALD AND WIFE, DIANE SMITH GREEN MC DONALD

with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal of office in

on this the 7th, day of March, 1973.

Guy Yelton

NOTARY PUBLIC

GUY YELTON NOTARY PUBLIC AT LARGE

MY COMMISSION EXPIRES: Jan. 14, 1976.

Apr 16 73 CO 15,261.64
ST 39.78
PF .50
MD 4.00

* 44.28 TOTAL