BOOK 4711 PAGE 540 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF May 1973.

Notary Public

MY COMMISSION EXPIRES: Dep Register

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert F. Doyle, Attorney 503 Stahlman Bldg., Nashville, Tennessee. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald R. McDonald et ux (NAME)	Guaranty Mortgage Co. (NAME)	60-3-70
141 Southridge Drive (STREET ADDRESS OR ROUTE NUMBER)	311 7th. Ave., North (STREET ADDRESS)	
Nashville, Tenn. 37207 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee, 37219 (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, GLENN FILLMAN and wife, VIRGINIA FILLMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONALD R. McDONALD and wife, JANET R. 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:

LAND in Davidson County, Tennessee, being Lot No. 51 on the Plan of Oak Park Subdivision, Section 1, as of record in Book 3600, page 84, Register's Office for said County.

SAID Lot No. 51 fronts 110 feet on the northwesterly side of Southridge Drive and extends back 169.79 feet on the northeasterly line and 167.21 feet on the southwesterly line to a dead line in the rear, measuring 110.03 feet thereon.

BEING the same property conveyed to Glenn Fillman and wife, Virginia Fillman by deed from John E. Johnson and wife, Elaine B. Johnson of record in Book 4240, page 896, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to an indebtness, of which GRANTEES herein assume and agree to pay, as evidenced by a Deed of Trust executed by John E. Johnson and wife, Elaine B. Johnson to Herschel Greer, Trustee, of record in Book 3934, page 811, said Register's Office, to secure to Guaranty Mortgage Company, the payment of one note dated September 9, 1965, in the original principal amount of $20,500.00, payable in monthly installments of $113.22 each, including principal and interest at the rate of 5¼% per annum, beginning October 1, 1965, Balance September 1, 1995. This conveyance is also subject to restrictive covenants contained in instrument of record in Book 3821, page 343; Book 3865, page 403, said Register's Office and the Plan of record in Book 3600, page 84, said Register's Office, shows an owner's certificate, a 30 foot minimum building setback line from Southridge Drive and a 10 foot easement for public utility purposes along the rear line of said lot. Also, a 2.5 X 30 foot utility anchor easement located on the Southeast corner of said lot.

This is unimproved ( ) improved (X) property, known as 141 Southridge Drive, Nashville, Davidson County, 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 29th day of May, 1973

Glenn Fillman

Virginia Fillman

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

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 Glenn Fillman and wife, Virginia Fillman

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 29th day of May, 1973

Commission expires Feb. 1, 1975

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
GLENN FILLMAN and wife,

VIRGINIA FILLMAN
TO
RONALD R. McDONALD and wife,

JANET R. McDONALD

C 0 8 4 6 7

IDENTIF. REFERENCE

MAY 29 3 50 PM '73
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY29	CONV	32,000.00			
MAY29	STAX		A*	83.20	
MAY29	PRFEE		A*	.50	
MAY29	WDEED		A*	4.00	* 87.70