FILE IN FILE ROOM
L-552-154-4

BOOK 4747 PAGE 423

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM
William D. McNutt and wife,
Leona Kathleen McNutt

TO
Joel F. Throneberry, Jr. and wife,
Betty L. Throneberry

For draftsman's use

THIS INSTRUMENT PREPARED BY:
Fred E. Cowden, Jr., Attorney
2319 Crestmoor Drive
Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joel F. Throneberry, Jr. et ux	Home Federal Savings & Loan (NAME)	Map 73-13
Route #1, Harbor Island (NAME) Rosebank Avenue (STREET ADDRESS OR ROUTE NUMBER)	Life & Casualty Tower (STREET ADDRESS)	Parcel 22
Nashville, Tennessee 37138 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	15D60515

(FOR REGISTER'S USE)

C24333

IDENTIF. REFERENCE

SEP 18 3 43 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF September, 1973.

Notary Public

MY COMMISSION EXPIRES: October 24, 1973

(AFFIX SEAL)

For and in Consideration of the sum of Ten ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, we, WILLIAM D. McNUTT and wife, LEONA KATHLEEN McNUTT, who joins in the execution of this deed for the purpose of conveying any and all right, title and interest which she may have in the property described herein,

have bargained and sold, and by these presents do transfer and convey unto the said Joel F. Throneberry, Jr. and wife, Betty L. Throneberry their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 68 on the Plan of Section 1, Henderson Gardens, as of record in Book 2900, page 75, Register's Office for Davidson County, Tennessee.

Beginning with a point in the northeasterly margin of Guest Drive at the common corner of Lots 68 and 69; thence with the line between said lots 115.4 feet in a northeasterly direction to a point at the common corner of Lots 64, 67, 68 and 69; thence with the line between lots 67 and 68, 163.9 feet in a southeasterly direction to a point in the northwesterly margin of Rosebank Avenue; thence with said margin 100.0 feet in a southwesterly direction to a point which is the beginning of a curve; thence around said curve 37.15 feet in a northwesterly direction to a point in the northeasterly margin of Guest Drive; thence along said margin 81.39 feet in a northwesterly direction to the point of Beginning.

Being the same property conveyed to William D. McNutt by deed from Mary Ella Owen McNutt, a widow, of record in Book 4600, page 189, Register's Office for Davidson County, with a retained life estate in the said Mary Ella Owen McNutt who has since died.

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WD-2

This is ( ) unimproved (X) improved property, known as 1814 Rosebank Avenue, Nashville, Tennessee
(House Number) (Street) 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 Joel F. Throneberry, Jr. and wife, Betty L. Throneberry their heirs and assigns, forever.

And we do covenant with the said Joel F. Throneberry, Jr. and wife, Betty L. Throneberry 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.

And we, William D. McNutt and wife, Leona Kathleen McNutt do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Joel F. Throneberry, Jr. and wife, Betty L. Throneberry, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand S this 23rd day of August, 19 73

William D. McNutt

Leona Kathleen McNutt

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Jeri E. Horton, a Notary Public in and for said County and State, the within named William D. McNutt and wife, Leona Kathleen McNutt

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 23rd day of Aug, 19 73

Jeri E. Horton, Notary Public

Commission expires 7-29-75

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

SEP 18 CONV 30,000.00
SEP 18 STAX A* 78.00
SEP 18 RECFEE A* .50
SEP 18 MTGFEE A* 4.00 * 82.50

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 .....