AC 06 90 25

This instrument was prepared by: Andrew D. Tanner, Attorney
507 American Trust Building
P. O. Box 2541
Nashville TN 37219

BOOK 4796 PAGE 426

WARRANTY DEED

G-235720-TTC

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert A. Taylor, Jr. et ux	Guaranty Mortgage Co.	5D - 40383
(NAME)	(NAME)	
200 Raywood Court	First American Center,	162-1-25
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville TN 37211	Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of .....

TEN and no/100 ------ ($10.00) ---------- *Dollars,*
cash paid by Grantees and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by the said Grantees of the unpaid principal balance of a note in the original amount of $17,500.00 to Guaranty Mortgage Company of Nashville, secured by a deed of trust to Herschel Greer, Trustee, of record in Book 4312, page 547, Register's Office for Davidson County, Tennessee, payable as specified therein,

we, Ronald Lee MacDonald and wife, Virginia B. MacDonald,

have this day bargained and sold, and do hereby transfer and convey unto the said .....
Robert A. Taylor, Jr. and wife, Beverly Gayle Taylor,
their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 3 on the Plat of Bakwood Heights of record in Plat Book 2854, page 97, Register's Office for said County.

Said Lot 3 fronts 40.6 feet on the North margin of Raywood Court and extends back 127.5 feet on the West line, and 292 feet on the southeast line, to a line on the rear which is a broken line on which it measures 362.4 feet.

Being the property conveyed to Ronald Lee MacDonald and wife, Virginia B. MacDonald, by deed from Brentwood Center Realty Co., Inc., of record in Book 4676, page 906, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions in Book 3068, page 325, and the recorded plan shows an owner's certificate, a 30-ft setback line from Raywood Court, a 10-foot easement for public utilities along the rear line of saidlot, and a utility anchor easement, 2.5x20 feet, located on the East front corner of said lot.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 25,600.00

Subscribed and sworn to before me, this the 14th day of March 19 74

Affiant Robert A. Taylor, Jr.

My commission expires My Commission Expires Nov. 8, 1975 (Affix Seal) Notary Public Iris N. Kent

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This is unimproved ( ) improved (X) property, known as 200 Raywood Court, Nashville TN 37211 (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said .....
Robert A. Taylor, Jr. and wife, Beverly Gayle Taylor,
their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for the abovementioned deed of trust assumed by Grantees.
We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Robert A. Taylor, Jr. and wife, Beverly Gayle Taylor, their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this fourteenth day of March, 1974, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Virginia B MacDonald
Virginia B. MacDonald

Ronald Lee MacDonald
Ronald Lee MacDonald

1C 06 90 25

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Ronald Lee MacDonald and wife, Virginia B. MacDonald,

the within named 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* 11th *day of* March, *19* 74.

Ina N. Kent
Notary Public

Commission expires My Commission Expires Nov. 8, 1975

INA H. KENT NOTARY PUBLIC DAVIDSON COUNTY TENN.

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 .....

MAR 15 74	CONV	25,600.00			
MAR 15 74	S TAX		A*	66.56	
MAR 15 74	PR FEE		A*	.50	
MAR 15 74	W DEED		A*	4.00	* 71.06

WARRANTY DEED

FROM

RONALD LEE MACDONALD et ux

TO

ROBERT A. TAYLOR, JR., et ux

C 4 5 6 9 1

IDENTIF. REFERENCE

MAR 15 8 37 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Box 28
Phone 255-4631
NASHVILLE, TENNESSEE 37238