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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,800.00

George McDonald
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF May 1974

Notary Public

MY COMMISSION EXPIRES: 11/8/75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS 507 STAHLMAN BUILDING NASHVILLE, TENNESSEE 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George A. McDonald, et ux (NAME)	GUARANTY MORTGAGE COMPANY OF NASHVILLE (NAME)	13DA40195
3064 Sunnyview Drive (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	Map 59-5
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	Par 279

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, A & R Builders, a partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George A. McDonald and wife, Gaytres 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. 283 on the Plan of Buena Vista Estates, Section 6, as of record in Book 4460, page 85, Register's Office for said County.

SAID Lot No. 283 fronts 78 feet on the northwesterly side of Sunnyview Drive, and extends back 166.1 feet on the northeasterly line and 80.7 feet on the southwesterly line, to a dead line in the rear, measuring 122.35 feet thereon.

BEING part of the same property conveyed to A & R Builders, a partnership composed of Albert F. Warner and James R. Greer, by deed from Earl Hawkins and William C. Greer, of record in Book 4768, page 430, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 4460, page 85, Register's Office for Davidson County, Tennessee; easements and setback as set forth on the above plan of record; and taxes for the year 1974 which have been prorated and assumed by the Grantees herein.

This is ( ) unimproved (X) improved property, known as 3064 Sunnyview Drive (House Number) (Street) Nashville, Tennessee (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 my hand this 10th day of May, 74

A & R BUILDERS, A PARTNERSHIP

BY:
Albert F. Warner, partner

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 Albert F. Warner, partner

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 10th day of May 19 74

Commission expires 11/8/75

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

File in box #4

WARRANTY DEED

FROM
A & R BUILDERS, A PARTNERSHIP

TO
GEORGE A. MCDONALD, ET UX

C 5 4 1 8 0

IDENTIF. REFERENCE

MAY 14 10 37 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Mail to George A McDonald
3014 Sweetbriar Dr.
Nashville, Tenn. 37215

MAY 14 74	CONV	27,800.00				
MAY 14 74	S'TAX		A*	72.28		
MAY 14 74	PR'FEE		A*	.50		
MAY 14 74	W'DEED		A*	4.00	*	76.78