THIS INSTRUMENT PREPARED BY:

David B. Herbert

DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

BOOK 4825 PAGE 603

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP - PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
132-0-102	Mr/Mrs John Lomax same as below	Home Federal Savings & Loan L & C Tower Nashville, Tennessee 37219
FIELD BOOK NUMBER(S) OH- 7822	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 911 Cadillac Drive	LOAN OR ACCOUNT NO. 40-492-4 PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated March 2, 1973, in the original principal sum of $26,750.00, payable to Home Federal Savings & Loan Association in monthly installments as set forth in said note, with interest as set out therein, and being secured by a deed of trust executed by John Arthur Donegan and wife, to Charles Nelson, Jr., Trustee, as of record in Book 4686, page 275,

JOHN ARTHUR DONEGAN and wife, DEBORAH SUITER DONEGAN

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOHN M. LOMAX and wife, JULIA TAYLOR LOMAX

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the northwesterly part of Lot No. 25 on the Plan of Oakhill Subdivision No. One, as of record in Book 547, page 49, described as follows:

BEGINNING at a point at the common corner of Lots Nos. 25, 26, 39 and 40 in said subdivision, being in the south margin of Cadillac Avenue as shown on the Plan of record in Book 547, page 52; thence easterly along the line between Lots Nos. 25 and 40, being the south margin of Cadillac Avenue 160 feet to a point; thence southerly, parallel to and 40 feet west of the line between Lots 24 and 25, 304.7 feet; thence westerly 160 feet to the line between Lots Nos. 25 and 26; thence with said line, northerly 309.3 feet to the beginning.

Being the same property conveyed to John Arthur Donegan and wife, Deborah Suiter Donegan, by deed from P. Stephen Kinnard and wife, as of record in Book 4686, page 273.

JUN 17 ☆	CONV	35,867.69			
JUN 17 ☆ S'TAX			A*	93.34	
JUN 17 ☆ PR'FEE			A*	.50	
JUN 17 ☆	W'DEED		A*	4.00	* 97.84

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered. Except as shown above and 1974 taxes which have been prorated and assumed by Buyers

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this the 12th day of June, 1974.

Deborah Suiter Donegan
Deborah Suiter Donegan

John Arthur Donegan
John Arthur Donegan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4825 PAGE 604

Before me, David B. Herbert, a Notary Public in and for the State and County aforesaid, personally appeared the within named John Arthur Donegan and wife, Deborah Suiter Donegan 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, the 12th day of June, 1974.

My commission expires: 7/27/77

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $35,867.69

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF June, 1974

MY COMMISSION EXPIRES: 7/27/77 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM JOHN ARTHUR DONEGAN AND WIFE

TO JOHN M. LOMAX AND WIFE

C 59033

IDENTIF. REFERENCE

JUN 17 2 49 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Return to: KELLEY, HERBERT & CRAWFORD
ORTALE, KELLEY, HERBERT & CRAWFORD
14th Fl. Nashville, Tennessee Bldg.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires:

Notary Public