BOOK 4848 PAGE 771

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

David J. McDonald et ux

TO

Betty Jo Hicks

For draftsman's use

This instrument prepared by:
JOHNSON & EDWARDS
Attorneys-at-Law
600 Stahlman Building
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Betty Jo Hicks (NAME)	Commerce Union Bank (NAME)	91-12 Par. 91
700-45th Ave N. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 5387 (STREET ADDRESS)	12 W 37070
Nash. Tenn. (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

SEP 3 12 00 PM '74

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 14,700.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF August 19 74.

Notary Public

MY COMMISSION EXPIRES: 10 Sept 76

(AFFIX SEAL)

C69573

For and in Consideration of the sum of TEN AND NO/100---------- ($10.00)---------- DOLLARS

Cash in hand paid receipt of which is hereby acknowledged and other good and valuable considerations, including the assumption by the Grantee,, and her agreement to pay the outstanding principal loan balance more fully described in and secured by deed of trust of record in Book 4431, Page 80, Register's Office Davidson County, Tennessee.

We, David J. McDonald and wife, Janice M. McDonald, Grantors, herein,

have bargained and sold, and by these presents do transfer and convey unto the said Betty Jo Hicks, Grantee, herein,

her 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 Nos. 73 and 75 of Block 58, Plan No. 1, West Nashville, which is of record in Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee.
SAID lots adjoin and front together 50 feet on the easterly side of 45th Avenue, North, and extends back eastwardly between parallel lines, 105.5 feet to an alley.
BEING the same property conveyed to David J. McDonald and wife, Janice M. McDonald, by deed from Annie Hill, a widow, of record in Book 4431, Page 798, Register's Office for Davidson County, Tennessee.

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $14,700.00 Affiant Jesse C. Jackson
Subscribed and sworn to before me this 3rd day of Sept 1974
Deputy Register W. W. [illegible]

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This is {unimproved ( ) / improved (X)} property, known as 700 45th Avenue, North, Nashville, Tennessee 37209
(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 Grantee, her heirs and assigns, forever.

And Grantors do covenant with the said Grantee, 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 Grantors do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 30th day of August, 1974

David J. McDonald

David J. McDonald

Janice M. McDonald

Janice M. McDonald

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David J. McDonald and wife, Janice M. McDonald,

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 30 day of August, 19 74.

Notary Public.

Commission expires 10-31-76

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, , a Notary Public of the State and County aforesaid, personally appeared

SEP-3 CONV 14,700.00
SEP-3 STAX A* 38.22
SEP-3 CR'FEE A* .50
SEP-3 W'DEED A* 4.00
SEP-3 MISC A* .20 * 42.92

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 .