INSTRUMENT PREPARED BY:

DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

BOOK 4917 PAGE 648

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
115-1-15	Mr/Mrs Michael McDonald	Home Federal Savings & Loan 230 4th Avenue, North Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 50-365-6
8D-63255	1012 Rodney Drive	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 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 23, 1972, in the original principal sum of $28,800.00, payable to Home Federal Savings & Loan Association, in monthly installments as set out in said note, with interest as set out therein, and being secured by a deed of trust executed by Allen C. Green and wife to Charles Nelson, Jr., Trustee, as of record in Book 4588, page 760.

WE, ALLEN C. GREEN and OPHELIA ANN GREEN hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto MICHAEL McDONALD and wife, SANDRA McDONALD

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 Lot No. 30 on the Plan of Brookmeade Addition, Section II, as of record in Book 2663, page 59.

Said Lot No. 30 fronts 185 feet on the east side of Rodney Drive and extends back between lines 226 feet on the north line and 217.5 feet on the south line, to a dead line in the rear, on which it measures 197.9 feet.

Being the same property conveyed to Allen C. Green and wife, Ophelia Ann Green, by deed from Karl H. Scheidt, Jr., and wife, as of record in Book 4588, page 758, said parties having been divorced as shown by Decree of the 4th Circuit Court, Rule No. 73744, Minute Book 91B, page 718.

This conveyance is made subject to restrictions of record in Book 2797, page 95.

JUN-2[illegible]	CONV	36,413.49			
JUN-2[illegible]	S'TAX		A*	94.64	
JUN-2[illegible]	PR'FEE		A*	.50	
JUN-2[illegible]	W'DEED		A*	4.00	* 99.14

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 1975 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 23rd day of May, 19[illegible]75.

Allen C. Green

Ophelia Ann Green

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, David B. Herbert, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Allen C. Green and Ophelia Ann Green

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 23rd day of May, 19 75

My commission expires: 7-27-77

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

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

$ 36,413.49

M/ McDonald
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF May, 19 75

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

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

D00662

IDENTIF. REFERENCE

JUN 2 12 06 PM '75

FELIX F. KILGORE II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

ALLEN C. GREEN AND

ANN O. GREEN

TO

MICHAEL McDONALD AND WIFE

Return to: KELLEY, HERBERT & CRAWFORD
14th Flr 3rd Natl Bk. Bldg.
Nashville, Tennessee

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