BOOK 4935 PAGE 254 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 12,493.93

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd DAY OF July, 1975

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

WILKINS & ADAMS, Attys. 112 Stahlman Building, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Percy A. Davidson (NAME)	Advance Mortgage Corporation (NAME)	25W 00350
5312 Nevada Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 146 (STREET ADDRESS)	Map 91 15
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Detroit, Michigan 48232 (CITY) (STATE) (ZIP)	Par 69

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, MICHAEL E. DONNELL and wife, CYNTHIA K. DONNELL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PERCY A. DAVIDSON and wife, MAMIE P. DAVIDSON

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 part of Block 13 on the Map of the Realty Savings Bank & Trust Company's Revised plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18, Register's Office for said County, described as follows:

BEGINNING at a point in the north margin of Nevada Avenue, 110 feet west from the right-of-way of the N.C. & St. L. Railroad; thence northeasterly parallel to said right-of-way, 200 feet to the southerly margin of an alley; thence with the margin of said alley, westerly 50 feet to a point, which is 198 feet east from the easterly margin of 54th Avenue North or Richland Avenue; thence southwesterly 200 feet to the north margin of Nevada Avenue, being 170 feet east from the east margin of 54th Avenue, North; thence with the margin of Nevada Avenue, easterly 50 feet to the point of beginning.

BEING the same property conveyed to Michael E. Donnell and wife, Cynthia K. Donnell by deed from Lewis Edward Donnell and wife, Eula Donnell of record in Book 4888, page 526, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust to Georgia Securities Investment Corporation, of record in Book 3567, page 147, said Register's Office, and also that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantees.

This is improved (X) unimproved ( ) property, known as 5312 Nevada Avenue, Nashville, Tennessee
(House Number) (Street) (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 our hand s this 23rd day of July, 1975

Michael E. Donnell

Michael E. Donnell

Cynthia K. Donnell

Cynthia K. Donnell

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 Michael E. Donnell and wife, Cynthia K. Donnell

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 23rd day of July 19

Commission expires 2-5-77

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

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM

MICHAEL E. DONNELL ET UX

TO

PERCY A. DAVIDSON ETUX

D 0 8 1 9 9

IDENTIF. REFERENCE

JUL 24 2 31 PM '75

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

JUL 24	CONV	12,493.93			
JUL 24	S'TAX		A*	32.50	
JUL 24 75	PR'FEE		A*	.50	
JUL 24 75	W'DEED		A*	4.00	* 37.00

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

ATKINS & ADAMS
ATTORNEYS-AT-LAW
STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

Rec'd Bk 8

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.