BOOK 4962 PAGE 757

# WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| RHODOLPH L. Esmay, Jr. (NAME) | Mortgage Associates, Inc. (NAME) | 7DA 51565 |
| 4530 Beacon Drive (STREET ADDRESS OR ROUTE NUMBER) | P.O. Box 81386 (STREET ADDRESS) | Map 130-15 |
| Nashville, Tn. 37215 (CITY) (STATE) (P. O. ZIP) | Chamblee, Georgia 30341 (CITY) (STATE) (ZIP) | Parcel 39 |

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, Harvey W. McDonald, Jr. and wife, Lucretia McDonald

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RHODOLPH L. Esmay, Jr. and wife, Sandra L. Esmay

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. 1, Block "P" on the Plan of Tyne Meade, Section 4, as of record in Book 1424, page 25, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 118.4 feet on the westerly side of Beacon Drive and runs back 495.55 feet on the northerly line and 451 feet on the southerly line to a dead line in the rear on which it measures 139 feet.

Being the same property conveyed to Harvey W. McDonald, Jr. and wife, Lucretia McDonald, by deed from Doyle A. Newburry, a single person, Houston A. Newburry and wife, Alma D. Newburry, of record in Book 4793, page 251, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 4530 Beacon Drive, Nashville, Tennessee 37215
(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 successors, assigns 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 17th day of October, 19 75

Lucretia McDonald
Lucretia McDonald

Harvey W. McDonald
Harvey W. McDonald, Jr.

BOOK 4962 PAGE 758

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Harvey W. McDonald, Jr. and wife, Lucretia 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 17 day of Oct, 1975.

Commission Expires: 8-17-76

_____
Notary Public

HAROLD LEE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF _____ )
COUNTY OF _____ )

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 purpose 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 ___ day of _____, 19__.

My Commission Expires: _____

_____
Notary Public

**WARRANTY DEED**

FROM
HARVEY W. McDONALD, JR. and wife, LUCRETIA McDONALD

TO
RODOLPH L. ESMAY, JR. and wife, SANDRA L. ESMAY

D 20541

IDENTIF. REFERENCE

OCT 20 9 55 AM '75

FELIX J. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO: Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

| | | | | | |
|---|---|---|---|---|---|
| OCT 20 75 | CONV | 54,000.00 | | | |
| OCT 20 75 | S'TAX | | A* | 140.40 | |
| OCT 20 75 | PR'FEE | | A* | .50 | |
| OCT 20 75 | W'DEED | | A* | 4.00 | * 144.90 |

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this conveyance is $ 54,000.00

_____

Subscribed and sworn to before me this 17th day of October 19 75

My Commission Expires: 1-29-79

_____
Notary Public

CAROLINE [illegible] NOTARY PUBLIC DAVIDSON COUNTY