This instrument prepared by: Thomas M. Black, Attorney at Law, 223 Madison St., Madison, Tennessee 37115

WARRANTY DEED

BOOK 4964 PAGE 935

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BILLY C. DONNELL, ET UX (NAME:)	L. A. Newman & Company, Inc. (NAME:)	Map 60-16
5215 Franklin Road (STREET ADDRESS OR ROUTE NUMBER)	107 Third Avenue North (STREET ADDRESS)	Parcel 141
Nashville, Tennessee 372220 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37201 (CITY) (ZONE) (STATE)	12 D 7480

For and in Consideration of the sum of ----------TEN AND 00/100----------

----------($10.00)---------- *DOLLARS*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged, including the grantees assuming a certain unpaid indebtedness of record in Book 4564, page 329, Register's Office for Davidson County, Tennessee, which grantees promise to pay and agree to hold grantors harmless from same,

MARGARET JOHNSON HARDAWAY AND HUSBAND, JAMES A. HARDAWAY

have bargained and sold, and by these presents do transfer and convey unto the said BILLY C. DONNELL AND WIFE, CLARA W. DONNELL, 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 the westerly part of Lot No. 90 on the map of Capitol View Subdivision, as of record in Book 974, pages 52 and 53, Register's Office for said County, described as follows: Beginning on the southerly margin of Capitol View Avenue, at the corner of Lots Nos. 89 and 90 on said plan; thence with the southerly margin of said Avenue, eastwardly 98 feet to the northwest corner of that part of Lot No. 90 conveyed to Leslie Singleton and wife, by deed from Odell Craighead and wife, of record in Book 2294, page 581, said Register's Office; thence with said Singleton's western boundary line, southwardly 338 feet, more or less, to said Singleton's southwest corner; thence westwardly 83 feet to the southeast corner of said Lot No. 89; thence with the line between said Lots Nos. 89 and 90, northwardly 342.7 feet to the beginning.

Being the same property vested in Margaret Johnson by decree of Probate Court for Davidson County, Tennessee, Docket No. 59305, Minute Book 17-B, page 805, and of record in Book 4564, page 326, Register's Office for Davidson County, Tennessee; the said Margaret Johnson having since remarried and is Margaret Johnson Hardaway. James A. Hardaway joins in this conveyance for the purpose of conveying any right, title or interest in and to said property which he may have.

Grantees are to pay 1975 taxes.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 9,900.00

Subscribed and sworn to before me, this the 29 day of October 19 75

My commission expires: 2/23/78 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 216 Capitol View Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

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,* except as appears of record.

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.*

Witness our *hand* s *this* 22d *day of* October, *19* 75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Margaret Ann Sugarmeyer
James D. Sugarmeyer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4964 PAGE 937

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State, the within named* MARGARET JOHNSON HARDAWAY AND HUSBAND, JAMES A. HARDAWAY

*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 Madison, *Tennessee, this* 22nd *day of* October, *19*75.

Thomas M Black, *Notary Public*

Commission Expires 11/12/75

THOMAS M. BLACK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF
COUNTY OF

Personally appeared before me, , *a Notary Public in and for said County and State, the within named*

the bargainor, *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* *day of*, *19*

, *Notary Public.*

Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

FILED FOR RECORD IN THE REFERENCE BOOK OF DAVIDSON COUNTY, TENNESSEE
OCT 24 3 29 PM '75
CLERK

Before me, , *a Notary Public of the State and County aforesaid, personally appeared* , *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* OCT 24 75 CONV 19 9,900.00
OCT 24 75 S'TAX A* 25.74
OCT 24 75 PR'FEE
OCT 24 75 W'DEED A* 6.00 * 32.24

Notary Public

Commission Expires

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