BOOK 5038 PAGE 589

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF June, 19 76.

Notary Public, Georgia, State at Large

MY COMMISSION EXPIRES: Notary Public, Georgia, State at Large My Commission Expires March 14, 1979

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARBUT GLENN GASTON, JR., ATTORNEY 3300 Hillsboro Road, Nashville, Tennessee-37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gerald Arthur Donovan, et ux (NAME)	1st American National Bank (NAME)	Map 136-14
621 Lake Terrace Drive (STREET ADDRESS OR ROUTE NUMBER)	Real Estate Loan Department First American Center (STREET ADDRESS)	Par 66
Nashville, Tennessee-37217 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee - 37237 (CITY) (STATE) (ZIP)	2D-62809

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, EDWARD P. HANNA and wife, KAREN A. HANNA

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GERALD ARTHUR DONOVAN and wife, GLORIA C. DONOVAN

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. 144 on the Plan of Castlegate, Section 1, of record in Book 4460, page 115, Register's Office for Davidson County, Tennessee.

SAID Lot No.144 fronts 90.0 feet on the westerly margin of Lake Terrace Drive and extends back 198.08 feet on the northerly line and 182.59 feet on the southerly line to a line in the rear on which it measures 91.32 feet.

BEING all the same property conveyed to Edward P. Hanna and wife, Karen A. Hanna, by deed from K & W, Inc., of record in Book 4861, page 34, Register's Office for Davidson County, Tennessee.

SUBJECT to restrictive covenants of record in Book 4649, page 295, and limitations contained on the Plan of record in Book 4460, page 115, all in the Register's Office for Davidson County, Tennessee.

SUBJECT to 1976 taxes which Grantees assume and have been prorated this date.

unimproved ( )
This is improved (X) property, known as 621 Lake Terrace Drive, Nashville, Tennessee - 37217
(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 8 day of June, 19 76

Edward P. Hanna

Karen A. Hanna

STATE OF TENNESSEE / ~~MARYLAND~~ GEORGIA
Davidson County OF Cobb

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edward P. Hanna and wife, Karen A. Hanna

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 Marietta, ~~Tennessee~~ Georgia, this 23rd day of June 1976

Commission expires Notary Public, Georgia, State at Large My Commission Expires Sept. 14, 1979

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

D 55264

IDENTIFICATION REFERENCE

JUN 24 1 21 PM '76

FEE DAVIDSON COUNTY REGISTER TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

WARRANTY DEED

FROM

EDWARD P. HANNA, ET UX

TO

GERALD ARTHUR DONOVAN, ET UX

MGGjr

JUN24 76	CONV	49,500.00		
JUN24 76	S'TAX		B* 128.70	
JUN24 76	PR'FEE		B* .50	
JUN24 76	W'DEED		B* 4.00	* 133.20