FORM NO. WD-1

BOOK 5057 PAGE 58

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF August 19 76.

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Esq. 24th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES FRANK DONNELLY (NAME)	REALTY MORTGAGE, INC. (NAME)	
744 Benton Avenue (STREET ADDRESS OR ROUTE NUMBER)	1925 Century Boulevard (STREET ADDRESS)	105-10
Nashville, Tennessee 37204 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30345 (CITY) (STATE) (ZIP)	214

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, RONALD D. STEELE and CHARLES F. SMITH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES FRANK DONNELLY, an unmarried person,

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:

BEING Lot No. 1 and 2 on the Plan of C. S. Caldwell's Roycroft Addition, as of record in Book 332, page 37, Register's Office for said County.

SAID Lots Nos. 1 and 2 front together 100 feet on the northerly side of Benton Avenue and extend back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Ronald D. Steele and Charles F. Smith, by an Installment Deed from H. L. Buice and wife, Bertha B. Buice, of record in Book 4825, page 395, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 744 Benton Avenue, Nashville, Tennessee 37204
(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 9th day of August, 19 76

RONALD D. STEELE

CHARLES F. SMITH

STATE OF TENNESSEE
Davidson County

BOOK 5057 PAGE 59

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RONALD D. STEELE and CHARLES F. SMITH

the bargainors, 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 11th day of August 19 76.

Commission expires 6/25/79

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

WARRANTY DEED

FROM
RONALD D. STEELE and
CHARLES F. SMITH

TO
JAMES FRANK DONNELLY

PLEASE MAIL RECORDED DEED TO:
Alan L. Saturn, Esquire
24th Floor
First American Center
Nashville, Tennessee 37238

D 63106

IDENTIF. REFERENCE

AUG 13 9 25 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG 13 76	CONV	32,900.00			
AUG 13 76	S TAX		B*	35.54	
AUG 13 76	PR FEE		B*	.50	
AUG 13 76	W DEED		B*	4.00	* 90.04

BOOK 5057 PAGE 28