BOOK 5280 PAGE 259

WARRANTY DEED

C. D. Rippy

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas M. Donnell, Jr., et ux	Same	117-5 59
(NAME) 3619 Hampton Avenue	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37215	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ninety Six Thousand and No/100 ($96,000.00) *Dollars,*

receipt of which is hereby acknowledged,

We, Howard W. Pardue, Jr. and Whitetta P. Crawford

have this day bargained and sold, and do hereby transfer and convey unto the said Thomas M. Donnell, Jr. and wife, Patricia A. Donnell, their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 21 in the Plan of the Henry Sperry Subdivision, as of record in Plan Book 974, page 21, Register's Office for Davidson County, Tennessee. Said lot fronts 100 feet on the southerly side of Hampton Avenue and runs back between parallel lines/to a dead line. 315 feet

Being the same property devised to the Howard W. Pardue, Jr. and Whitetta P. Crawford, by will of Elizabeth J. Pardue, of record in will book 121, page 232 of the records of the Probate Court of Davidson County, Tennessee; title to the said property having previously been held by Howard W. Pardue and wife, Elizabeth J. Pardue; the said Howard W. Pardue having died on March 1, 1973, acquired by Deed of Record in Book 1133, pg. 33, RODC.

This conveyance is made subject to restrictive covenants of record in book 1021, page 652 in the Register's Office for Davidson County, Tennessee (expired January 1, 1947), all zoning ordinances to which said property is subject and taxes for the year 1978 which are assumed by the purchaser, having been prorated in the settlement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 96,000.00

Subscribed and sworn to before me, this the 3rd day of May 19 78

Affiant

My commission expires: 2-23-80 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 3619 Hampton Avenue, Nashville, TN 37215 (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Thomas M. Donnell, Jr. and wife, Patricia A. Donnell, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Thomas W. Donnell, Jr. and wife, Patricia A. Donnell, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s *this* 20th *day of* April, 1978, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Howard W. Pardue

Whitetta P. Crawford

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Teresa Nowak, a Notary Public in and for said County and State, Howard W. Pardue, Jr.

the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Tennessee, this 20th day of April, 19 78.

Teresa Nowak Notary Public

Commission expires 8-13-78

NOTARY PUBLIC * DAVIDSON CO. TENNESSEE

MAY-3 CONV 96,000.00
MAY-3 S'TAX B* 249.60
MAY-3 PR'FEE B* .50
MAY-3 W'DEED B* 4.00 * 254.10

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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..., 19...

...Notary Public

Commission expires...

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sharon C. Couch, a Notary Public in and for said County and State, Whitetta P. Crawford the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 3rd day of May, 1978.

Sharon C. Couch NOTARY PUBLIC

Commission Expires: July 22, 1981

SHARON C. COUCH NOTARY PUBLIC DAVIDSON CO. TENN.

WARRANTY DEED

FROM

HOWARD W. PARDUE, JR. AND

WHITETTA P. CRAWFORD

TO

THOMAS M. DONNELL, JR. AND

WIFE, PATRICIA A. DONNELL

E 83004

IDENTIF. REFERENCE

MAY 3 10 36 AM '78

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

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