This instrument prepared by Harris A. Gilbert, Seventh Floor, Third National Bank Building, Nashville, Tennessee 37219

WARRANTY DEED

BOOK 5389 PAGE 924

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John D. Donaldson, et ux. (NAME)	Same (NAME)	75-14
8218 Terry Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	94
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	40-4840

FOR AND IN CONSIDERATION of the sum of Thirty-Six Thousand, Nine Hundred Fifty ($36,950.00)---------- *Dollars,*
of which $10,409.52 is paid in cash, the balance of $ 26,540.43 being the assumption of the present Deed of Trust note of record in Book 4698, Page 818, R.O.E.D., Tenn., dated April 16, 1973, to secure to Collateral Investment Company, an indebtedness of $28,500.00 of which $26,540.48 is the present principal amount, I, JANICE C. HERSH, an unmarried woman

have this day bargained and sold, and do hereby transfer and convey unto the said JOHN D. DONALDSON and wife NANCY DONALDSON, *the Grantees herein, their (successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Hermitage Estates, Section Four, as of record in Plat Book 3700, page 148, Register's Office for said County.

Said Lot No. 1 fronts 80.53 feet on the easterly side of Terry Lane and extends back 95.76 feet on the southerly line to a dead line in the rear measuring 110.4 feet therein.

Being the same property conveyed to Al Hersh and wife Janice C. Hersh, by deed from Eugene T. Reynolds and wife, Louise E. Reynolds, of record in Book 4831, Page 3, R.O.D.C., Tennessee, the said Al Hersh having since died and Janice C. Hersh being the surviving tenant by the entirties. The Grantees herein assume and promise to pay an obligation evidenced by an instrument in favor of Collateral Investment Company, presently in the amount of $ 26,540.48.

The escrow account as it relates to this property is hereby transferred to the Grantees as is the hazard insurance.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 36,950.00

Subscribed and sworn to before me, this the 14th day of January 19 79

(Affiant) Janice C. Hersh

My commission expires: 11/4/82 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 8218 Terry Lane, Hermitage, Tennessee 37076.
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees 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 Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 14th *day of* January *19* 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John D. Donaldson
JOHN D. DONALDSON

Janice C. Hersh
JANICE C. HERSH

Nancy Donaldson
NANCY DONALDSON

unimproved ( )
This is improved (X) property, known as 8218 Terry Lane, Hermitage, Tennessee 37076.
(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 JOHN D. DONALDSON and wife NANCY DONALDSON, their *heirs and assigns, forever.*

And I *do covenant with the said* JOHN D. DONALDSON and wife NANCY DONALDSON *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*, except as shown on Exhibit "A" hereto.

And I *do further covenant and bind* my *heirs and representatives, to warrant and forever defend the title to the said land to the said* JOHN D. DONALDSON and wife NANCY DONALDSON, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 24th *day of* January, *19* 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Janice C. Hersh
JANICE C. HERSH

John D. Donaldson
JOHN D. DONALDSON

Nancy Donaldson
NANCY DONALDSON

BOOK 5389 PAGE 926

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Hans A. Gilbert, a Notary Public in and for said County and State, the within named JANICE C. HERSH, John D. Donaldson & Nancy Donaldson

the bargainor S., 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 24th day of January, 19 79

Hans A. Gilbert, Notary Public.

Commission Expires 11/14/82.

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

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.....

EXHIBIT "A"

Encumbrances are 1979 Metro taxes, which shall be prorated; the obligation to Collateral Investment Company hereinabove described; restrictive covenants contained in instrument of record in Book 4182, Page 78, Register's Office for Davidson County, Tennessee; the plan of record in Book 3700, page 148, said Register's Office, shows an Owner's Certificate, a 30 foot minimum building setback line from Terry Lane and a 10 foot easement for public utility and drainage purposes along the north and rear line of said lot.

F. I. 1643

IDENTIF. REFERENCE

JAN 26 2 06 PM '79

FELIX Z. NELSON JR. REGISTER
DAVIDSON COUNTY, TENN.

JAN26 79 CONV 36,950.00

JAN26 79 S'TAX B* 95.94

JAN26 79 PR'FEE B* .50

JAN26 79 W'DEED B* 8.00 * 104.44