THIS INSTRUMENT PREPARED BY: Lancaster & Farmer, Attys., Suite 100, 4207 Lebanon Rd., Hermitage, Tennessee 37076

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Dennis E. Donnell	Mercantile Mortgage Company	162-6
(NAME)	(NAME)	
121 Ocala Drive	P.O. Box 14569	369ts
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	50055459
Nashville, TN 37215	St. Louis, MO 63178	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

BOOK 5428 PAGE 466

WARRANTY DEED

For and in consideration of the sum of ----------Ten and no/100---------- ----------($10.00) ---------- DOLLARS

cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, receipt of which is hereby acknowledged, we, EVA J. CALVIN, ROBERT M. KUZMA and ROY M. KUZMA, the Grantors herein,

have bargained and sold, and by these presents do transfer and convey unto the said DENNIS E. DONNELL and wife, CHERYL L. DONNELL

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Resubdivision of Lots 53 and 54, Bess Estates, Section II, of record in Book 4660, Page 196, Register's Office for said County; which plat is incorporated herein by reference thereto for a more complete description.

Said Lot No. 53 fronts 70.20 feet on the southeasterly margin of Ocala Drive and extends back 130 feet on the southwesterly line and 155.00 feet on the northeasterly line to a dead line in the rear, measuring 74.52 feet thereon.

BEING the same property conveyed to Eva J. Calvin, Robert M. Kuzma and Roy M. Kuzma by deed dated July 12, 1978 from Spence L. Matthews and wife, Ann S. Matthews as shown of record in Book 5312, Page 42, Register's Office of Davidson County, Tennessee.

Covenants binding between the parties, but not running with the land: The parties agree that all drapes, curtains, window treatments, stove and refrigerator are to remain and are a part of this conveyance. The 1979 taxes shall be prorated with the date of this deed and the Grantors agree to assume and pay all back taxes, if any.

POSSESSION shall be given thirty (30) days from date of deed.

unimproved ( )
This is improved (X) property, known as 121 Ocala Drive (House Number) (Street)
Nashville, TN 37215 (P. O. Address) (City or Town) (Zip Code)

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.

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 30th day of April, 1979.

EVA J. CALVIN: Eva J Calvin

ROBERT M. KUZMA and ROY M. KUZMA: Robert M. Kuzma by: Eva J Calvin, Attorney-in-fact, Power of Attorney recorded in Book 5428 Page 464, Register's Office of Davidson County, Tennessee.

Roy M. Kuzma

STATE OF TENNESSEE

BOOK 5428 PAGE 467

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Eva J. Calvin, Robert M. Kuzma and Roy M. Kuzma

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 Hermitage, Tennessee, this 30th day of April, 1979.

My commission expires 10-17-82 Notary Public C Allan Lancaster

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eva J. Calvin, with whom I am personally acquainted, and known to me to be the person who executed the within instrument in behalf of Roy M. Kuzma and Robert M. Kuzma , the Bargainors, as their attorney-in-fact, and who acknowledged that she executed the within instrument for the purposes therein contained as their free and voluntary act and deed of Roy M. Kuzma and Robert M. Kuzma. Witness my hand and official seal at Hermitage, Tennessee, this 30th day of April, 1979.

C Allan Lancaster
NOTARY PUBLIC

Commission Expires: 10-17-82

C. ALLAN LANCASTER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $44,500.00

This is equal to or greater than the property would bring at a fair and voluntary sale.

Dennis E. Donnell

Sworn to and subscribed before me
this 30th day of April, 1979.

My commission expires 10-17-82 Notary Public C Allan Lancaster

C. ALLAN LANCASTER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This instrument was prepared by:

LANCASTER & FARMER, ATTYS., Suite 100, 4207 Lebanon Road, Hermitage, TN 37076

Name Address

WARRANTY DEED

FROM EVA J. CALVIN, ET AL

TO DENNIS E. DONNELL, ET UX

F. 26723.

IDENTIF. REFERENCE

APR 30 4 19 PM '79

REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
314 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5428 PAGE 468

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			44500.00- CO	
			115.70 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK 120.20-	
9406A	04/30/79		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 26723

IDENTIF. REFERENCE T

APR 30 4 19 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 680651