FILE BOX #2

3111 06/29 73.92- CHECK

# WARRANTY DEED

BOOK 5457 PAGE 903

FROM PHILLIP J. HENDERSON AND ANN F. HENDERSON , HIS WIFE

| | |
|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS: | STEVE J. DONNELLY , UNMARRIED<br>3018 HYDES FERRY ROAD<br>NASHVILLE, TENNESSEE 37218 |
| SEND TAX BILLS TO: | EXCHANGE BOND & MORTGAGE CORPORATION<br>1835 SAVOY DRIVE NE #205<br>ATLANTA, GEORGIA 30341 |
| PREPARED BY: | CLYDE PAUL HOLLAND, ATTORNEY<br>2016 PARKWAYTOWERS<br>NASHVILLE, TENNESSEE 37219 |
| MAP-PARCEL NOS: | 13DA61230<br>80-4-92 |

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE

(STATE OF TENNESSEE COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 26,750.00 Affiant P. Phillip J. Henderson Jr.

SUBSCRIBED AND SWORN TO BEFORE ME THIS DATE JUNE 26, 1979

Jeanette A. Tarkington NOTARY PUBLIC

7-27-81 COMMISSION EXPIRES

AFFIX SEAL

FOR AND and IN CONSIDERATION OF the sum of ----------TEN DOLLARS AND NO\100------

----------($10.00)---------- DOLLARS

CASH IN HAND PAID BY STEVE J. DONNELLY, UNMARRIED, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

PHILLIP J. HENDERSON AND ANN F. HENDERSON , HIS WIFE

GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

STEVE J. DONNELLY , UNMARRIED

their (his, her, its) heirs, successors 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. 4 ON THE PLAN OF THE HENRIETTA MCCORMICK PROPERTY, UNRECORDED, DESCRIBED ACCORDING TO SURVEY OF JOHN KOHL DATED MARCH 10, 1968, AS FOLLOWS\

SAID LOT NO. 4 FRONTS 75 FEET ON THE EASTERLY MARGIN OF HYDES FERRY ROAD AND EXTENDS BACK BETWEEN LINES, 150 FEET ON THE NORTHERLY LINE AND 150 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR, ON WHICH IT MEASURES 64 FEET, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO PHILLIP J. HENDERSON AND WIFE, ANN F. HENDERSON BY DEED FROM CLARENCE E. ELLIS AND WIFE, REBECCA ELLIS, OF RECORD IN BOOK 4673, PAGE 659, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO ALL MATTERS OF PUBLIC RECORD, INCLUDING TAXES FOR THE YEAR 1979 AND SUBSEQUENT YEARS.

IDENTIF. REFERENCE

JUN 29 10 04 AM

F. 37438

BOOK 5457 PAGE 904

unimproved ( )
This is improved (X) property, known as 3018 HYDES FERRY ROAD, NASHVILLE, TENNESSEE 37218
Number Street City State 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 STEVE J. DONNELLY, UNMARRIED ..... HIS heirs, successors and assigns, forever.

AND WE do covenant with the said STEVE J. DONNELLY, UNMARRIED ..... 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 except of record.

AND WE, PHILLIP J. HENDERSON AND ANN F. HENDERSON, HIS WIFE do(es) further covenant and bind OURSELVES, OUR heirs and representatives, to WARRANT and forever defend the title to the said land to the said STEVE J. DONNELLY, UNMARRIED ..... HIS heirs successors and assigns against the lawful claims of all persons whomsoever.

WITNESS OUR hand this 26TH day of JUNE, 19 79

Phillip J. Henderson Jr.
PHILLIP J. HENDERSON

Ann F. Henderson
ANN F. HENDERSON

{STATE OF TENNESSEE; COUNTY OF DAVIDSON} (Individual Acknowledgment)

Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named PHILLIP J. HENDERSON, ANN F. HENDERSON,

the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at NASHVILLE (City) TENNESSEE (State)

this 26 day of JUNE 19 79

Feb 27 1981
Comission Expires

Janette J. Bank
Notary Public

(AFFIX SEAL)

{STATE OF ; COUNTY OF } (Corporate Acknowledgment)

Before me, the undersigned, 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 (Title) ..... of the ..... , a corporation, the within named bargainer, and that ..... he as such (Title) ..... being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ..... self as (Title) .....

WITNESS my hand and seal, at office in CITY: ..... STATE: .....

this ..... day of ..... 19 .....

Commission Expires

Notary Public

(AFFIX SEAL)

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

RECEIVED OF _____

FOR _____

BOOK 5457 PAGE 905

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 26750.00- CO | |
| | | | 69.42 CO TX | |
| | | | .50 PRFEE | |
| | | | 4.00 WDEED | |
| | | | CHECK | 73.92- |
| 3111A | 06/29/79 | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 37438

IDENTIF. REFERENCE

JUN 29 10 04 AM '79

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

**No.** 693934