BOOK 5568 PAGE 664

WARRANTY DEED

FROM: William F. McDonald

This instrument was prepared by:
Warren H. Wild, Jr.
Farris, Warfield & Kanaday
17th Floor, Third National Bank Bldg.
Nashville, Tennessee 37219

TO: William F. McDonald and wife,
Zanna M. McDonald

Address New Owner(s) as Follows:
William McDonald and wife,
Zanna M. McDonald
3318 Percy Priest Drive
Nashville, Tennessee 37214

Send Tax Bills To:
Guaranty Mortgage Co.
311-7th Avenue, North
Nashville, Tennessee 37214

Map-Parcel Numbers

Field Book Numbers
3D81505

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00), and for love and affection, and for the expressed purpose of creating a tenancy by the entireties, I, William F. McDonald, Grantor, have bargained and sold, and by these presents do transfer and convey unto the said William F. McDonald and wife, Zanna M. McDonald, Grantees, their 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. 22 on the Plan of Hickory Bend, Section 5, as of record in Book 3600, page 45, Register's Office for said County.
>
> SAID Lot fronts 80 feet on the northwesterly side of Percy Priest Drive and extends back between parallel lines 140 feet to a dead line.
>
> BEING the same property conveyed to William F. McDonald by deed from Wayne B. Mayes and wife, Hester Mayes, of record in Book 4654, page 691, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to restrictive covenants of record in Book 3642, page 478, Register's Office for said County; easements and setback lines as set forth on the above plan of record; and taxes for the year 1980 which have been prorated and assumed by the Grantees herein.

This is improved property, known as 3318 Percy Priest Drive, Nashville, Tennessee.

The Grantor's intention in executing and delivering this instrument for recording is to create an estate by the entireties in and to the entire interest in the herein described property previously held by the Grantor in accordance with the provisions of Tennessee Code Annotated 64-109. Zanna M. McDonald has joined in this conveyance for the purpose of acknowledging her agreement to the creation of this tenancy by the entireties and for the purpose of acknowledging that her interest in the property shall henceforth be the interest of a tenant by the entireties.

02/22 6.00- CHECK

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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, successors, and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as otherwise herein provided.

And Grantor does further covenant and bind Grantor, his heirs, successors, and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors, and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 20th day of February, 19 80.

F 77399
mail on
IDENTIF. REFERENCE
FEB 22 9 02 AM '80
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

William F. McDonald
WILLIAM F. McDONALD

Zanna M. McDonald
ZANNA M. McDONALD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ruthellen M. HANGEY, a Notary Public in and for said County and State, the within named WILLIAM F. McDONALD, the 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 Nashville, Tennessee, this 20th day of February, 19 80.

Ruthellen M. Hangey
Notary Public

My Commission Expires:

4-18-82

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ruthellen M. HANGEY, a Notary Public in and for said County and State, the within named ZANNA M. McDONALD, the 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 20th day of February, 19 80.

Ruthellen M. Hangey
Notary Public

My Commission Expires:

4-18-82

WHW/scp/2-18-80