FORM NO. WD-1

6974 309

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $

$61,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF April, 1984.

Notary Public

MY COMMISSION EXPIRES 7/18/87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Saturn & Mazer, Attorneys, 212 Third Avenue North, Nashville, Tennessee 37201

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
CHARLOTTE A. DONAHEY (NAME)	Mortgage Trust Company (NAME)	MAP 103-4
4301 Utah Avenue (STREET ADDRESS OR ROUTE NUMBER)	2401 Hillsboro Road, Suite 100 (STREET ADDRESS)	PAR 185
Nashville, Tn. 37209 (CITY) (STATE) (P. O. ZIP)	Nashville, TN. 37212 (CITY) (STATE) (ZIP)	25W-04195

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JASPER F. ACUFF

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLOTTE A. DONAHEY and father THOMAS W. AYERS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 90 on the Plan of West End Annex, of record in Book 332, page 61, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Tina Acuff by deed from J.E. Acuff, of record in Book 846, Page 595, Register's Office for Davidson County, Tennessee The said Tina A. Acuff having since died and leaving has her only heir Jasper F. Acuff.

IN making said conveyance, it is intended by the parties that a permanent easement is to be retained by grantor, his successors and assigns, for any purpose consistent with the use of Lot 89: the easterly 5 feet of said lot 90, as described according to a mortgage loan inspection of John Kohl, dated March 30, 1984 as follows: Said tract fronts 5 feet on the southerly boundary of Utah Avenue and extends back between parallel lines 163.3 feet to a rear line measuring 5 feet thereon.

This is ( ) unimproved ( ) improved X property, known as 4301 Utah Avenue, Nashville, Tn. 37209
(House Number) (Street) (P. O. Address) (City or Town) (Postal 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 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. Wherever 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 his hand this 6th day of April, 19 84

Jasper F. Acuff

JASPER F. ACUFF

04/20/84 161

STATE OF TENNESSEE
Davidson County

BOOK 6274 PAGE 901

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JASPER F. ACUFF

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 6th day of April 19 84

Commission expires 7/18/87

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

Notary Public

WARRANTY DEED

FROM
JASPER F. ACUFF

TO
CHARLOTTE A. DONAHEY

THOMAS W. AYERS

PREPARED BY:
SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201
Phone: 259-3666

I 16858

IDENTIF. REFERENCE

APR 20 10 55 AM 1984

DAVIDSON COUNTY TN
REGISTER'S OFFICE

OFFICIAL RECEIPT
FELIX Z WHITE JR.
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 6274 PAGE 902

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			6100.00- CAMT.	
			158.60 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	165.10-
0161A	04/20/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

T1 68 5 6

TRUSTEE REFERENCE

Apr 20 10 05 AM '84

No. 29871