This Instrument Prepared By: Stewart & Black, Attorneys
223 Madison Street
Madison, Tennessee 37115

WARRANTY DEED

BOOK 6338 PAGE 796

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Malcolm C. McDonald, et ux	Singleton Mtg Co	Map 95-5-A
(NAME)	(NAME)	
2101 Farley Place	Suite 100 6263 Poplar Ave	PARCEL 51
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37210	Memphis TN 38119	3DZ-39612
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------Ten and 00/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, including the Grantees assuming a certain unpaid indebtedness of record in Book 5692, page 636, Register's Office for Davidson County, Tennessee, which Grantees promise to pay and agree to hold Grantors harmless from same, we,

MICHAEL L. LANIUS and wife, TERRI E. LANIUS, hereinafter referred to as Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said MALCOLM C. McDONALD and wife, URSULA D. McDONALD, hereinafter referred to as Grantees, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot 51, Belle Acres Subdivision, Section One as of record in Plat Book 5200, page 144 and revised in Plat Book 5200, page 227, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description of said lot.

Being the same property conveyed to Michael L. Lanius and wife, Terry E. Lanius by deed from C & S Builders, Inc. of record in Deed Book 5692, page 633, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 47,391.59

Subscribed and sworn to before me, this the 13 day of July 19 84

Affiant Malcolm C. McDonald

My commission expires: 11/1/87 (Affix Seal) Notary Public

unimproved ( )
This is improved (X) property, known as 2101 Farley Place Nashville, TN 37210
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest 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.*

further covenant and bind ourselves and 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.*

Witness our *hand* s *this* 13th *day of* July *19* 84 *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date.*

X Malcolm C. McDonald
X Ursula D. McDonald

X Michael L. Lanius
X Terri E. Lanius

07/17 123.74 CHECK

4001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael L. Lanius, Terri E. Lanius, Malcolm C. McDonald and Ursula D. McDonald

the within named bargainor S with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Madison, Tennessee, this 13th day of July, 19 84.

Commission expires 11/1/87

Notary Public

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 .....

FELIX E. DYER, REGISTER
DAVIDSON COUNTY, TN
JUL 17 9 02 AM '84

IDENTIFICATION REFERENCE

136486

WARRANTY DEED

FROM
Michael L. Lanius, et ux

TO
Malcolm C. McDonald, et ux

Compliments of
Commonwealth Title Agency of Nashville, Inc.
Suite 106, Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6338 PAGE 798

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

47391.60- CONT.
123.24 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 129.74-
4001A07/17/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 36 486
Atlantic Ref
Jul 17 9:43 AM '84
Felix Z. Wilson
Asst. Cashier

No. 0053048