#04-64-19354

fwl 46

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS:
JAMES D. TRAVERSE ETUX	Tennessee Housing Development Agency c/o SECURITY FEDERAL SAVINGS & LOAN	119-2-92
(NAME)	(NAME)	
2108 Lyle Avenue	4235 Hillsboro Road	6 DA 9940
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee 37215	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 5676 PAGE 772

For and in consideration of the sum of ----------($10.00)----------
----------TEN DOLLARS AND NO/100---------- DOLLARS

Cash in hand paid by James D. Traverse and wife, Cheryl M. Traverse and other good and valuable consideration, the receipt of which is hereby acknowledged.

DAVID N. McDONALD and wife, KARLA G. McDONALD have bargained and sold, and by these presents do transfer and convey unto the said JAMES D. TRAVERSE and wife, CHERYL M. TRAVERSE

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

Being Lot No. 47 on the plan of Cunningham Heights Subdivision of record in Plat Book 2331, page 76, Register's Office for said County.

Said Lot No. 47 fronts 75.5 feet on the easterly margin of Lyle Avenue and extends back 212.55 feet on the northerly line and 251.60 feet on the southerly line to a dead line in the rear measuring 161.9 thereon.

Being the same property conveyed to David N. McDonald and wife, Karla G. McDonald by deed from Lamont McDonald and wife, Lucille McDonald of record in Book 5456, page 583, Register's Office for Davidson County, Tennessee.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
OCT 8 9 06 AM '85

IDENTIFICATION REFERENCE

42699

unimproved ( )
This is improved (x) property, known as 2108 Lyle Avenue
(House Number) (Street)

Nashville Tennessee 37210
(P.O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, which 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 24th day of September, 19 85.

David N. McDonald
DAVID N. McDONALD

Karla G. McDonald
KARLA G. McDONALD

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 667 PAGE 773

Personally appeared before me, the undersigned, a Notary Public of said County and State, David N. McDonald and Karla G. McDonald, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Office in Nashville, Tennessee, this 24th day of September, 1985

NOTARY PUBLIC

My Commission Expires March 8, 1989
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be _____, of the _____, the within bargainor, a corporation, and that he as such executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 1984.

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 44,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

James E. Traverse

Sworn to and subscribed before me
this 24th day of September, 19 85.

My Commission Expires March 8, 1989
My commission expires _____ Notary Public

This instrument was prepared by:

John M. Jordan, Attorney, 4235 Hillsboro Road., Nashville, Tennessee 37215
Name Address

WARRANTY DEED

FROM

David N. McDonald and wife,

Karla G. McDonald

TO

James E. Traverse and wife,

Cheryl M. Traverse

UNION TITLE COMPANY, INC.
4235 Hillsboro Road
P.O. Box 158116
Nashville, Tennessee 37215-8116

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6576 PAGE 774

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

44000.00- CA'T.
114.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 120.90-
4444A10/08/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42699

IDENTIFICATION REFERENCE

Oct 8 9 05 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 179973