B0721

PREPARED BY:
Hunter Short, Attorney
323 Union Street
Nashville, TN 37201
615/255-7496

BOOK 6799 PAGE 526

WARRANTY DEED

New Owner:	Send Tax Bills To:	Map & Parcel No.:
James R. Metcalf and wife, Myrtle M. Metcalf 3018 Hydes Ferry Road Nashville, TN 37218	Exchange Bond & Mtg. Corp. 1835 Savoy Dr., N.E., #205 Atlanta, GA 30341	Map 80-4 Parcel 92 13DA-61230

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, including the assumption of the balance of a note secured in a deed of trust of record in Book 5457, page 906, Register's Office for Davidson County, Tennessee, the receipt of which is hereby acknowledged, I, Steve J. Donnelly, a single person, hereinafter called the grantor, have bargained and sold, and by these presents do transfer and convey unto James R. Metcalf and wife, Myrtle M. Metcalf, hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, 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 a 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 Steve J. Donnelly, unmarried, by deed of record in Book 5457, page 903, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 3018 Hydes Ferry Road, Nashville, TN 37218.

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 I do covenant with the said grantees that I am 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 I do further covenant and bind myself, my 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 my hand this 7th day of March, 1986.

Steve J. Donnelly

03/07 10:50- CHECK
8 1 4 5 8

IDENTIFICATION REFERENCE

MAR 7 2 29 PM '86

FILED & RECORDED IN REGISTER'S OFFICE
DAVIDSON COUNTY, TN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steve J. Donnelly, a single person, the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 7th day of March, 1986.

Gail H. Moore
Notary Public
My Commission expires: 1-28-87

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $40,000.

James R. Metcalf
Affiant

Sworn to and subscribed before me this 7th day of March, 1986.

Gail H. Moore
Notary Public
My Commission expires: 1-28-87

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6799 PAGE 528

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

40000.00- CAMT.
104.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 110.50-
147403/07/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8145

IDENTIFICATION REFERENCE

MAR 7 2 29 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY

No. 225520