File Box 38 File #6231

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road., Suite 110
Nashville, Tennessee 37215

BOOK 7345 PAGE 669

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MARK McDONALD (NAME)	NEW OWNERS (NAME)	MAP 104-9
3705 Central Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 58
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FBN 26W1871

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, CAROLYN J. ELAM, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARK McDONALD, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 158 and the westerly 25 feet of Lot No. 156 on the Plan of Richland Realty Company's Second Subdivision Division "B", as of record in Plat Book 332, page 92, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Wade Hampton Elam and wife, Carolyn J. Elam as tenants in common, by Quitclaim deed from Elizabeth Phelps Lentz, unmarried, of record in Book 5504, page 594, said Register's Office. The said Wade Hampton Elam and Carolyn J. Elam having since divorced and created a tenancy in common between said parties by quitclaim deed of record in Book 6027, page 162, Said Register's Office. The said Wade Hampton Elam and Carolyn J. Elam having since divorced with having conveyed his interest to Carolyn J. Elam by deed of record in Book 7275, page 735, said Register's Office.

This conveyance is made subject to: (1) 1987 Taxes, which have been prorated and assumed by the Grantee(s); and (2) All matters appearing on the Plan of record in Plat Book 332, page 92, said Register's Office.

62845.

IDENTIFICATION REFERENCE

SEP 4 1 42 PM '87

DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 3705 Central Avenue, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 3rd day of September, 19 87

Carolyn J. Elam

CAROLYN J. ELAM

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7345 PAGE 670

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19____.

My commission expires_____ Notary Public_____

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 _____ self to be _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carolyn J. Elam, unmarried, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 3rd day of September, 1987.

Notary Public

My commission expires: 1/10/89

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF September 1987.

MY COMMISSION EXPIRES: 1/10/89
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM
CAROLY J. ELAM

TO
MARK McDONALD

RETURN TO: File Box 38

First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

[redacted]

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7345 PAGE 671

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

2700[illegible].00- CAMT.
756.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 762.50-
3796A09/04/87 CAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

62845.

IDENTIFI REFERENCE

SEP 4 1 43 PM '87

DAVIDSON COUNTY, TN

No. 13540