BOOK 7600 PAGE 791

Box 58/RODC

STATE OF TENNESSEE
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,500.00

Howard L. McDonald
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF July, 19 88

Jeffrey W. Combos
Notary Public

MY COMMISSION EXPIRES: January 21, 1990
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**
Combos & Lawless, P.C. First American Center Nashville, Tennessee 37238

| NAME | ADDRESS | |
|---|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS: Howard L. McDonald | SEND TAX BILL TO: NEW OWNER | MAP-PARCEL NUMBERS MAP 43-9 |
| (NAME) 311 Delaware Avenue | (NAME) | PARCEL 342 |
| (STREET ADDRESS OR ROUTE NUMBER) Madison, TN 37115 | (STREET ADDRESS) | |
| (CITY) (STATE) (P.O. ZIP) | (CITY) (STATE) (P.O. ZIP) | |

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, Wilma Jean Christian Pace

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Howard L. McDonald and wife, Ann McDonald

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:

BEING known as part of the Bixler Property and described by a survey made by George W. Watkins, Surveyor, dated June 28, 1955, and described as follows:

BEGINNING at an iron pin at the northwest corner of Delaware Avenue and Burrwood Street; thence with the said Avenue with a curve radius to the right of 867.54 feet, a distance of 99.5 feet to the southeast corner of the lot conveyed to Willie K. Flatt and wife, of record in Book 2487, page 575, Register's Office for said County; thence westerly along Flatt's southerly line 200 feet to a point; thence south 13 degrees 30' west 109 feet to an iron pin in the north margin of Burrwood Street; thence with said street, north 82 degrees 08' east 200 feet to the beginning.

BEING the same property conveyed to Samuel C. Christian and wife, Willie Mae Christian by deed from James R. King and wife, Ruth S. King, of record in Book 2997, page 437, Register's Office for Davidson County, Tennessee AND QUITCLAIM DEEDS from the heirs of Willie Mae Christian to Wilma Jean Christian Pace, of record in Book 7600, page 781, Book 7600, page 783, Book 7600, page 785, Book 7600, page 787, and Book 7600, page 789, Register's Office for Davidson County, Tennessee.

Roy K. Pace joins in this conveyance to transfer any and all marital rights he may have in the subject property.

This is unimproved (  ) improved (XX) property, known as 311 Delaware Avenue, Madison, TN 37115
(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 my hand this 11th day of July, 19 88

Wilma Jean Christian Pace
Wilma Jean Christian Pace

Roy K. Pace
Roy K. Pace

STATE OF TENNESSEE
County of Davidson

Personally appeared before me, Wilma Jean Christian Pace & Roy K. Pace,

with whom I am personally acquainted, and who acknowledged that ~~he~~ they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of July, 1988.

Commission expires January 21, 1990

Jeffrey W. Combos
Notary Public

STATE OF TENNESSEE
County of _____

Personally appeared before me, _____,

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged *that he* is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this _____ day of _____, 19__

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Commission expires _____

_____
Notary Public

7514 07/15 0101 03CHECK 202.85

# WARRANTY DEED

FROM

Wilma Jean Christian Pace

TO

Howard L. McDonald and wife, Ann McDonald

Prepared by: COMBOS & LAWLESS
A Professional Law Corporation
Twentieth Floor, First American Center
Nashville, Tennessee 37238-0057

4 9 7 1 8

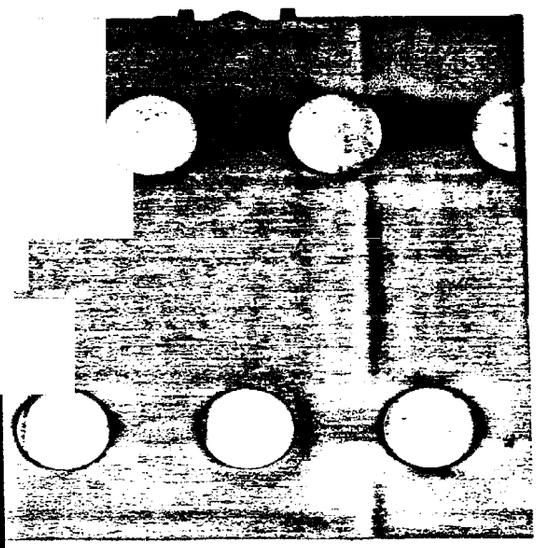
IDENTIFICATION REFERENCE

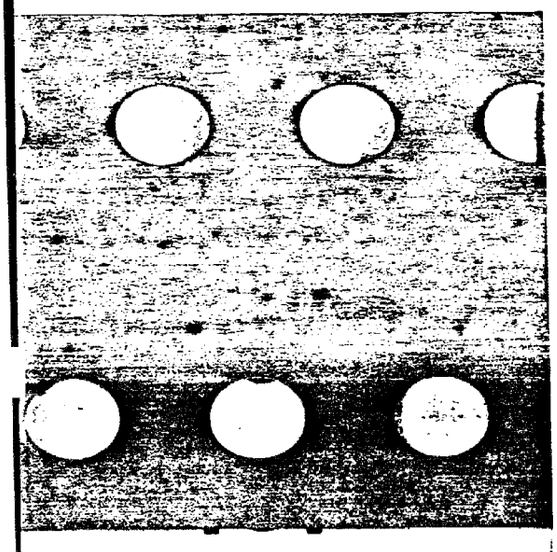
JUL 15 3 10 PM '88

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

**OFFICIAL RECEIPT**

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





RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

CAMT 59500.00
CON TX 196.35
PRFEE 0.50
WDEED 6.00
TOTAL 202.85
CHECK 202.85

07/15/88 01 15:12 0001 7514

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 9 7 1 8

IDENTIFICATION REFERENCE

JUL 15 3 10 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 113336