MAP # 116-11
PARCEL # 21

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
Stokes & Bartholomew P.A.
424 Church Street
Nashville, TN 37219

ADDRESS NEW OWNER:
Paul A. Latour
404 Ellendale Avenue
Nashville, TN 37205

SEND TAX BILLS TO:
SunTrust Mortgage, Inc.
P.O. Box 105277
Atlanta, GA 30348-5277

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,
Hunter McDonald Jr. and wife, Emmie J. McDonald

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hereinafter called the GRANTOR(S) have bargained and sold, and by these presents do transfer and convey unto
Paul A. Latour and wife, Dana L. Latour

hereinafter called the GRANTEE(S) their heirs, successors and assigns, a certain tract or parcel of land in Davidson county, state of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the southerly 170 feet of Lot No. 8 and the westerly 50 feet of Lot NO. 13 of Block D on the map of Honeywood Subdivision, not of record and described according to a survey made by W.B. Southgate, Surveyor, dated July 1931, as follows:

Beginning on the easterly margin of Ellendale Avenue at a point 430 feet South of the southerly margin of Malone Avenue; thence with the easterly margin of Ellendale Avenue, southwardly 170 feet to the corner of Lots Nos. 7 and 8; thence with the line between said two Lots, eastwardly 225 feet to the common corner of Lots Nos. 7, 8, 13 and 14, continuing in the same direction and with the line between Lots Nos. 13 and 14, a distance of 50 feet, in all 275 feet; thence northwardly 200 feet to the dividing line between Lots Nos. 12 and 13; thence with said line, westwardly 50 feet to the common corner of Lots Nos. 8, 9, 12 and 13; thence with the line between Lots Nos. 8 and 13, southwardly 30 feet; thence westwardly 225 feet to the beginning.

Being the same proeprty conveyed to Hunter McDonald, Jr. and wife, Emmie J. McDonald by deeds, of record in Book 3672, page 189, and recorded in Book 3770, page 24, Register's Office for Davidson County, Tennessee.

5.1930

TAX/TIF REFERENCE

Jul 25 11 45 AM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

8543 07/25 0101 03CHECK 1624.00

unimproved ( )
This is improved (X) property, known as 404 Ellendale Avenue Nashville, TN 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 GRANTEE(S), their successors, heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 GRANTOR(S) have hereunto set their hand (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 24th day of July, 1989.

GRANTOR(S)

Hunter McDonald Jr.
by Hunter McDonald Jr. Attorney-in-fact
Hunter McDonald Jr.)

Emmie J. McDonald
Emmie J. McDonald

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, R. L. Moore, a Notary Public in and for said County and State, Emmie J. McDonald the within bargainor(s) with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, this 24th day of July, 1989.

R. L. Moore
Notary Public

My commission expires: 11/21/92

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 490,000.00.
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF July, 1989.

Affiant

R. L. Moore
Notary Public

MY COMMISSION EXPIRES: 11/21/92

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, R. L. Moore, a Notary Public of said county and state, Hunter McDonald, III, with whom I am personally acquainted, and who acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is the Attorney in Fact for Hunter McDonald Jr. 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 24th day of July, 1989.

R. L. Moore
Notary Public

My Commission Expires: 11/21/92

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXCEPTIONS

1. Taxes for 1989 a lien but not yet due and payable.

2. Sanitary Sewer Easement, of record in Book 5808, page 633, Register's Office for Davidson County, Tennessee.

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 490000.00
CON TX 1617.00
PRFEE 1.00
MTGFEE 6.00
TOTAL 1624.00
CHECK 1624.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/25/89 01 11:47 0001 8543

5.1930

IDENTIFICATION REFERENCE

JUL 25 11 45 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 232172

