BOOK 8921 PAGE 822

5

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF April 19 93

Notary Public

MY COMMISSION EXPIRES: 5/22/96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP AND PARCEL NUMBERS
JUAN M. CONTRERAS	SAME	MAP 98
(NAME)	(NAME)	
5106 FRANKLIN ROAD		PARCEL 45
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WILLIAM JOSEPH DONAHUE, UNMARRIED, BY AND THROUGH JUAN M. CONTRERAS, HIS ATTORNEY IN FACT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JUAN M. CONTRERAS AND WIFE, VICTORIA CONTRERAS

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:

LEGAL DESCRIPTION AS SET FORTH IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

7609 04/21 0101 03CHECK 161.00

115422

IDENTIFICATION REFERENCE

APR 21 11 37 AM '93

DAVIDSON C...

RECORDED MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

unimproved ( )
This is improved (XX) property, known as 3173 EARHART ROAD, HERMITAGE, TN 37076
(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 16th day of April, 19 93

William Joseph Donahue
WILLIAM JOSEPH DONAHUE

BY: Juan Contreras
JUAN M. CONTRERAS, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, 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 _____ _____, Tennessee, this_____day of _____ 19_____ .

Commission expires_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared_____ and_____ with whom I am personally acquainted and who upon_____ oath(s) acknowledged_____to be the _____ and_____ respectively of the_____ the within named bargainor, and corporation, and that_____ as such _____ and_____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said_____ as such_____, and attesting the same by the said_____ as such_____.

Witness my hand and official seal at office at_____on this the_____ day of _____ 19_____ .

My commission expires_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUAN M. CONTRERAS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney In Fact for WILLIAM JOSEPH DONAHUE, and is authorized by WILLIAM JOSEPH DONAHUE to execute this instrument on his behalf.

WITNESS my hand and official seal at Goodlettsville, Tennessee, on this the 16th day of April, 1993.

NOTARY PUBLIC

My commission expires:

11-20-96

WARRANTY DEED
FROM
TO
RETURN TO:

EXHIBIT "A"

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TRACT NO. 1:
LAND in the 4th Civil District of Davidson County, Tennessee, described according to a survey by Murray D. Shanklin, Surveyor, dated April 25, 1975, as follows:

BEGINNING at a point in the east margin of Earheart Road, said point being the southwest corner of property conveyed to James A. Garvin and wife, Joyce C. Garvin by deed of record in Book 4921, page 632, said Register's Office; thence northerly with Earheart Road N 18 deg. 27' W 184.92 feet to an iron pin; thence continuing with Earheart Road, around a curve having a radius of 465.013 feet a distance of 63.71 feet to a point; thence leaving Earheart Road S 84 deg. 05' E 627.00 feet to a point; thence S 5 deg. 15' W, 223.05 feet to a point in the north line of Melvin A. Ferrell, as of record in Book 4233, page 287, in said Register's Office; thence with Ferrells north line N 84 deg. 45' W 523.86 feet to an iron pin, the point of beginning, and containing 3.01 acres, more or less.

Being the same property conveyed to William J. Donahue and wife, Judith S. Donahue and Mary Lou Donahue by deed of record in Book 5936, page 257, Register's Office for Davidson County, Tennessee. Mary Lou Donahue having since conveyed her interest to William J. Donahue by quitclaim deed of record in Book 8838, page 870, said Register's Office. Further, being the same property conveyed to William Joseph Donahue pursuant to Final Decree of record in Book 8680, page 231, Register's Office for Davidson County, Tennessee, and by quitclaim deed from Judith Donahue which is recorded in Book 8921, page 816, Register's Office for Davidson County, Tennessee.

TRACT NO. 2:
Land in the 4th Civil District of Davidson County, Tennessee, .076 acres triangularly shaped, described according to a survey by E. P. Hall, R.L.S. dated March 8, 1989, more particularly described as follows:

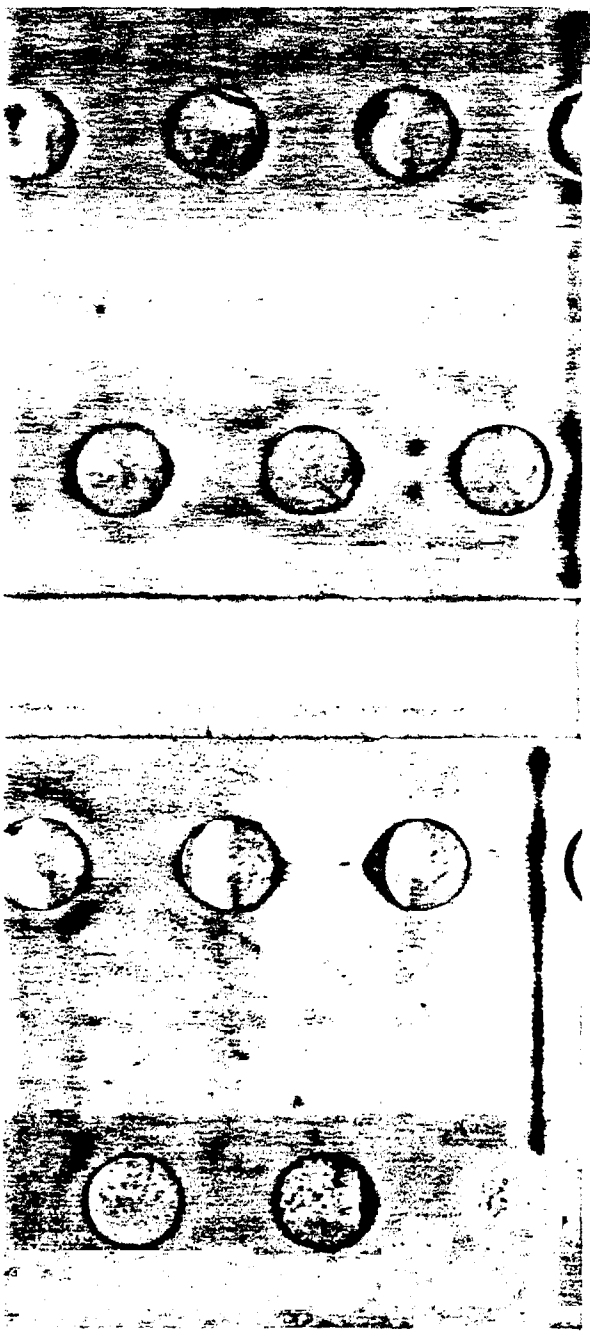
BEGINNING at a point in the easterly margin of Earhart Road, said point being the northwest corner of the property conveyed to William J. Donahue, et al, by a deed of record in Book 5936, page 257, said Register's Office, hereinafter referred to as the "Donahue Property"; thence running with the easterly margin of Earhart Road around a slight curve having a distance of 36.2 feet to a point in the easterly margin of Earhart Road next to a fence post; thence leaving Earhart Road South 74 deg. east 200.0 feet to a point in the northerly boundary line of the Donahue Property; thence with the northerly boundary line of the Donahue Property north 84 deg. 5 min. West 188.2 feet to the beginning point in the easterly margin of Earhart Road.

Being the same property conveyed to William J. Donahue, Judith S. Donahue, and Mary Lou Donahue, as joint tenants with right of survivorship by deed from Joyce C. Garvin of record in Book 7882, page 551, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to William Joseph Donahue by quitclaim deed from Mary Lou Donahue of record in Book 8921, page 814, said Register's Office, and by quitclaim deed from Judith S. Donahue of record in Book 8921, page 816, Register's Office for Davidson County, Tennessee.

Juan M. Contreras executes this instrument on behalf of William Joseph Donahue pursuant to Special Power of Attorney recorded simultaneously herewith.

William Joseph Donahue
WILLIAM JOSEPH DONAHUE

BY: Juan M. Contreras
JUAN M. CONTRERAS, ATTORNEY IN FACT



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

RECEIVED OF _____

FOR _____

BOOK 8921 PAGE 825

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 40000.00
CON TX 148.00
PRFEE 1.00
WDEED 12.00
TOTAL 161.00
CHECK 161.00

04/21/93 01 11:14 0001 7629

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11542

IDENTIFICATION REFERENCE

APR 21 11 15 AM '93

DAVIDSON COUNTY, TN

No. 642355