THIS INSTRUMENT PREPARED BY:

James C. Hofstetter
Hofstetter & Hofstetter
Suite 500
230 Fourth Avenue North
Nashville, Tennessee 37219
(615) 255-7336

ADDRESS NEW OWNERS AND SEND TAX BILLS TO:

John D. McDonald, et ux.
Mary Margaret McDonald
3502 Robin Road
Nashville, Tennessee 37204

MAP PARCEL NOS.
OH 07215
118-14-0 047.00

BOOK 9253 PAGE 934

WARRANTY DEED

For and in consideration of the sum of TEN and no/100th DOLLARS ($10.00), cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged; I, **NANCY A. McDONALD**, unmarried, have bargained and sold and by these presents do transfer and convey unto **JOHN D. McDONALD and wife, MARY MARGARET McDONALD**, their heirs and assigns, a one-fourth undivided interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot No. 77 on the Map of the Woodmont Boulevard, Section of Marengo Park, of record in Book 1130, page 2, of the Register's Office for said County.
>
> Said Lot No. 77 fronts 75 feet on the easterly side of Underwood Avenue and runs back between lines, 175 feet on the northerly line and 175.1 feet on the southerly line, to a dead line on which it measures 75 feet.
>
> Being the same property conveyed to Ralph D. Alexander and wife, Ruby E. P. Alexander, by deed from C. B. Kelley, unmarried, of record in Book 1148, page 415, Register's Office of Davidson County, Tennessee. Said Ralph D. Alexander having died on March 27, 1965 and said Ruby E. P. Alexander, being one and the same person as Ruby P. Alexander, having died on April 7, 1990, said real property was devised to Nancy A. McDonald under the Last Will and Testament of Ruby P. Alexander of record in Will Book 170, page 530, Probate Court Clerk's Office for Davidson County, Tennessee.

This is improved property, known as 3502 Robin Road, Nashville, Tennessee, 37204.

To have and to hold said one-fourth undivided interest in said real estate, 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 one-fourth undivided interest in said land in fee simple, have a good right to convey it, and the same is unencumbered.

19382
IDENTIF. & REFERENCE

94 FEB 18 PM 3:12
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

\jch\mcdonald.ded-3

And I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said one-fourth undivided interest in said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS my hand this 16 day of February, 1994.

Nancy A. McDonald

Nancy A. McDonald

STATE OF VIRGINIA)
)
COUNTY OF CHESTERFIELD)

The actual consideration for this transfer or value of property (whichever is greater) is $21,500.00.

Nancy A. McDonald

Sworn to and subscribed before me,
this 16th day of February, 1994.

7345 02/18 0101 03CHECK 80.50

Linda K. Durham
Notary Public

My Commission Expires: 4/30/94

STATE OF VIRGINIA)
)
COUNTY OF CHESTERFIELD)

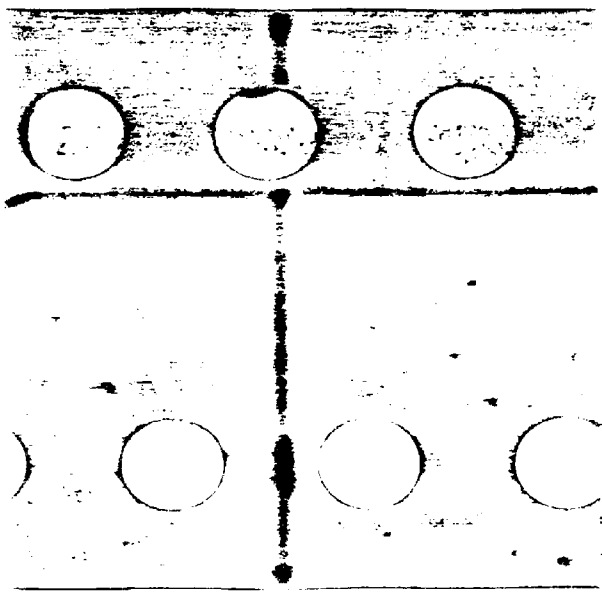
Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **NANCY A. McDONALD**, unmarried, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Midlothian, Virginia this 16th day of February, 1994.

Notary Public Linda K. Durham

My Commission Expires: 4/30/94

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



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

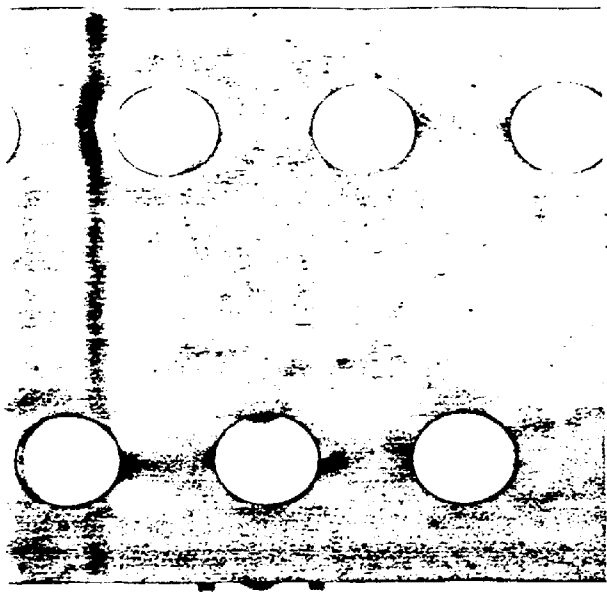
RECEIVED OF _____

FOR _____

BOOK 9253 PAGE 906

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
			CAMT 21500.00	
			CON TX 79.55	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 88.55	
			CHECK 88.55	
02/18/94	01	15:13 0001 7345		



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19382
IDENTIF. ↑ REFERENCE

94 FEB 18 PM 3:12
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 758252