56001

IDENTIF. # REFERENCE

BOOK 9362 PAGE 833

0286840.01 05/24/94 14:11

94 JUN -1 PM 1:32

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (JST)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
John R. Sayles, Trustee 3705 Central Ave Nashville, TN 37205	John R. Sayles, Trustee 3705 Central Ave Nashville, TN 37205	Map 104-9 Parcel 58

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, ELIZABETH C. MCDONALD ("Grantor") has bargained and sold, and hereby transfers and conveys, to JOHN R. SAYLES, TRUSTEE, with full power to sell, assign, convey, mortgage, hypothecate and encumber without the joinder of any beneficiary ("Grantee"), and his heirs and assigns, certain real property in Davidson County, Tennessee, described as follows:

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 here made for a more complete description.

BEING THE SAME property conveyed to Grantor by deed from Mark McDonald of record Book 7624, page 818, said Register's Office.

This is improved property known as 3705 Central Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee and his heirs and assigns, forever.

Said property is conveyed subject to the following matters:

1. 1994 taxes, a lien, but not yet due and payable, and

2. Matters set forth on the plan of record in Plat Book 332, page 92, Register's Office for Davidson County, Tennessee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds herself and her heirs and representatives to warrant and defend forever the title to said property to Grantee and his heirs and assigns against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Mark McDonald, husband of Elizabeth C. McDonald, joins in this conveyance in order to transfer and convey to Grantee any and all right, title and interest that he may have in and to said property, whether by virtue of his marriage to Elizabeth C. McDonald or otherwise.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 27 day of May, 1994.

Elizabeth C. McDonald
Elizabeth C. McDonald

Mark McDonald
Mark McDonald

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $525,000.00.

John R Dayton, TRUSTEE
Affiant

Sworn to and subscribed before me this 27th day of May, 1994.

Karen D. Clark
Notary Public

KAREN D. CLARK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

7-23-94

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Elizabeth C. McDonald, 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 27th day of May, 1994.

Karen D Clark
Notary Public

KAREN D. CLARK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

7-23-94

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Mark McDonald, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of May, 1994.

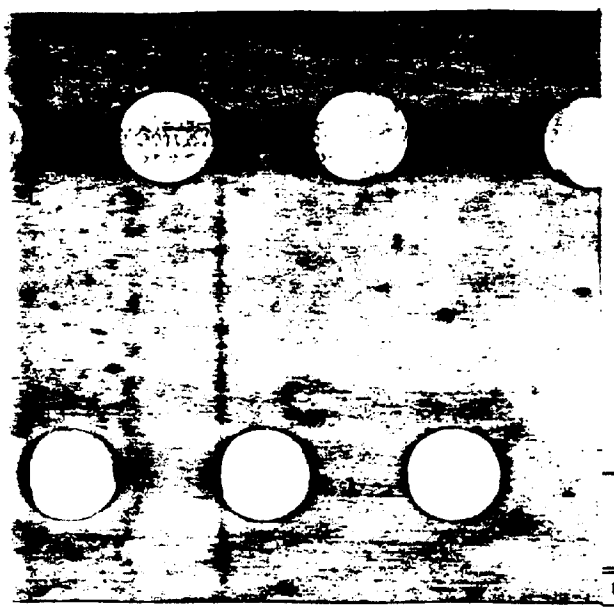
Karen D Clark
Notary Public

KAREN D. CLARK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

7-23-94

0459 06/01 0101 03CHECK 1955.50



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

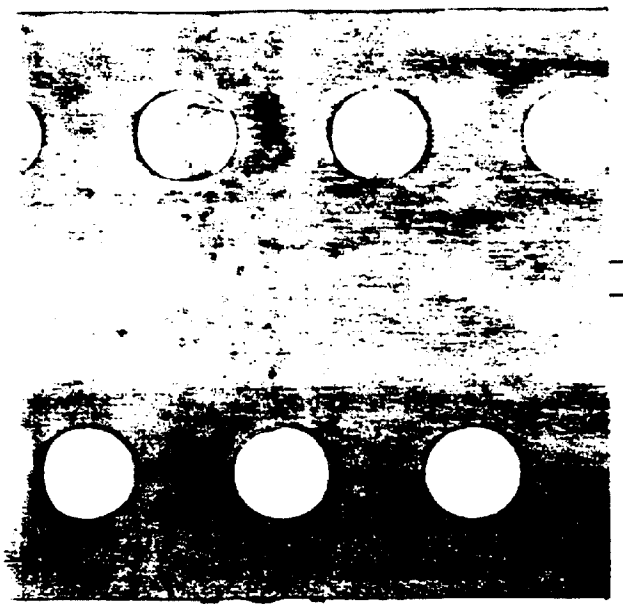
RECEIVED OF _____

FOR _____

BOOK 9362 PAGE 836

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	CAMT TOTAL PAID
				525000.00
			CON TX	1942.50
			PRFEE	1.00
			WDEED	12.00
			TOTAL	1955.50
			CHECK	1955.50
06/01/94	01		13:32 0001	0459



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56001
IDENTIF. ↑ REFERENCE

94 JUN -1 PM 1:32
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 797446