3H436 PBO

THIS INSTRUMENT PREPARED BY:
David B. Herbert
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

BOOK 10480 PG 191

# WARRANTY DEED

| | |
|---|---|
| **Name and Address of New Owner:**<br>**Ellen G. McDonald**<br>**1513 Corder Drive**<br>**Nashville, Tennessee 37206** | |
| **Send Tax Bills To:**<br>**Southeastern Mortgage of Tennessee, Inc.**<br>**115 - 29th Avenue South**<br>**Nashville, Tennessee 37212** | |
| **Street Address of Subject Property:**<br>**1513 Corder Drive**<br>**Nashville, Tennessee 37206** | **Map-Parcel No:**<br>**Map 72-14**<br>**Parcel 244.00** |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ROBERT A. JACOBS AND WIFE, JO ANNA JACOBS,** hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **ELLEN G. MCDONALD,** hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Dugger Heights, of record in Book 1424, page 102, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Robert A. Jacobs and wife, Jo Anna Jacobs by deed from James E. Reid and wife, Doneita U. Reid of record in Book 7544, page 191, said Register's Office.
>
> The conveyance of the above described parcel of land is subject to the following:
>
> 1. 1997 Metropolitan Davidson County taxes which have been prorated by the parties and assumed by the Grantees;
>
> 2. All matters shown on the Plan of record in Book 1424, page 102, Register's Office for Davidson County, Tennessee.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever, and

GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 30th day of May, 1997.

**ROBERT A. JACOBS**

**JO ANNA JACOBS**

**STATE OF TENNESSEE ]**
**COUNTY OF DAVIDSON ]**

On this 30th day of May, 1997, before me personally appeared Robert A. Jacobs and wife, Jo Anna Jacobs to me known to be the person(s) described in, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

Notary Public

My Commission Expires: 1/27/2001

NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
January 27, 2001
STATE OF TENNESSEE

97 JUN -4 PM 3:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ▲ REFERENCE
031213.1

8926 06/04 0101 03CHECK 253.13

STATE OF TENNESSEE ]
COUNTY OF DAVIDSON ]

The actual consideration or value whichever is greater, for this transfer is $64,900.00.

Ellen S. McDonald
Affiant

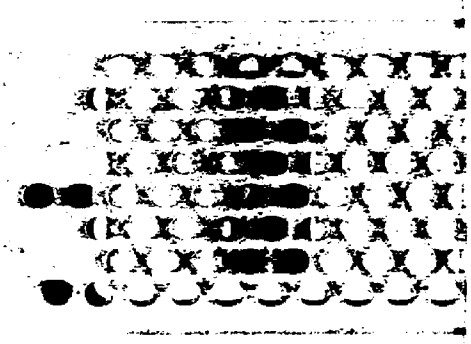
Subscribed and sworn to before me, this the 30th day of May, 1997.

NOTARY PUBLIC

My commission expires: 1/27/2001

RICHARD W. SEBASTIAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
January 27, 2001
STATE OF TENNESSEE



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

RECEIVED OF _____

FOR _____

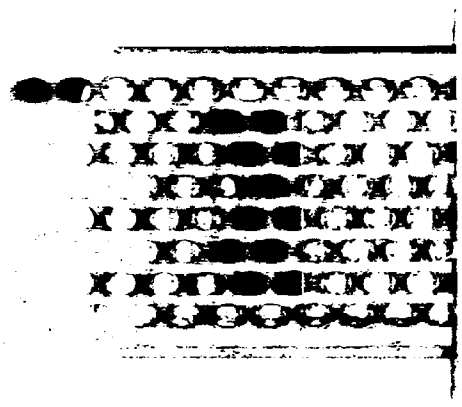
BOOK 10480 PG 194

| | | |
|---|---|---|
| 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 64900.00
CON TX 240.13
PRFEE 1.00
WDEED 12.00
TOTAL 253.13
CHECK 253.13
06/04/97 01 15:18 0001 8926

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**



03 12 11 3 11
IDENTIF. ↑ REFERENCE

97 JUN -4 PM 3:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1158851