This Instrument Prepared By:
**JOHN T. GWIN, ATTORNEY AT LAW**
**2542 North Mt. Juliet Road**
**Post Office Box 888**
**Mt. Juliet, TN 37122**

mail

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**ADDRESS NEW OWNER:**
Terry L. McDonald
220 Rosevelt Avenue
Madison, Tennessee 37115

**SEND TAX BILL:**
*To Owner*

**MORTGAGEE:**
NONE

**MAP AND PARCEL:**
Map 43-5
Parcel 148
FB # 11D 58465

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Shirley Marie Grogan Sanders**, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Terry L. McDonald**, married, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 17 Block "B" on the Map of Kennaston Estates, as of record in Book 843, page 83, Register's Office for said County.

Said Lot fronts 50 feet on the scutherly side of Roosevelt Street and runs back between parallel lines, 139 feet to a dead line in the rear.

This is the same description as the prior deed of record.

Being the same property conveyed to Shirley Marie Grogan Sanders, unmarried by deed from Andrew Sanders and wife, Shirely Sanders, dated October 31, 1963, as of record in Book 3649, page 53, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Shirley Marie Grogan Sanders by Final Decree from Andrew Edward Sanders under Docket Number 68247 of the Fourth Circuit Court for Davidson County, Tennessee and filed for record in Book 4729, page 15, Register's Office for Davidson County, Tennessee. Shirley Marie Grogan Sanders and Shirley Sanders are one and the same person. Andrew Edward Sanders and Andrew Sanders are one and the same person.

This is unimproved property known as 220 Rosevelt Avenue, Madison, TN 37115.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is also made subject to all of those facts, conditions and limitations shown upon the Plat of record in Plat Book 843, page 83, said Register's Office.

Real property taxes for 1993 have been settled between the parties, and are the responsibility of Grantee.

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**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Terry L. McDonald, married, his heirs and assigns, forever; and I, Shirley Marie Grogan Sanders, unmarried, do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 28th day of October, 1993.

Shirley Marie Grogan Sanders

Shirley Marie Grogan Sanders

STATE OF TENNESSEE)
COUNTY OF WILSON)

3326 11/03 0101 03CHECK 36.75

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Shirley Marie Grogan Sanders, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 28th day of October, 1993.

Patricia M. Swin

**NOTARY PUBLIC**

My Commission Expires: February 3, 1997

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 7,500.00.

Terry L. McDonald

**AFFIANT**

Subscribed and sworn to before me
this 28th day of October, 1993.

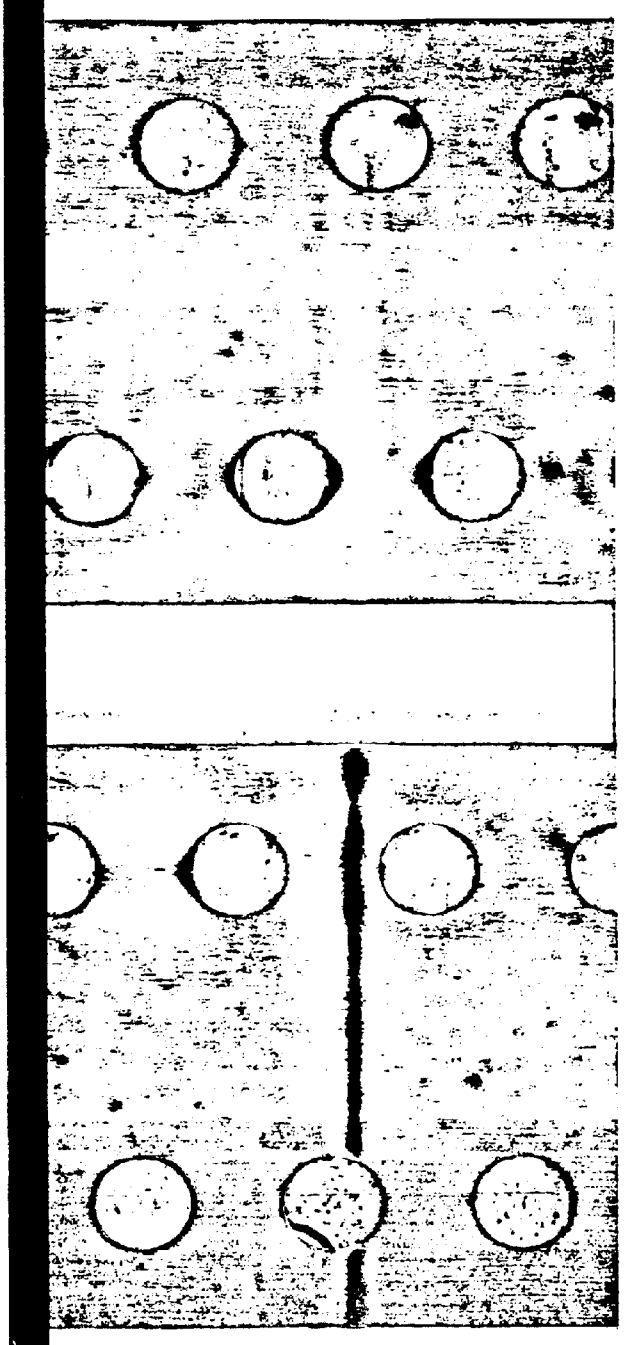
Patricia M. Swin

**NOTARY PUBLIC**
My Commission Expires: February 3, 1997

93 NOV -3 AM 8:26

81107

IDENTIF. & REFERENCE



**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 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 |
|---|---|---|---|---|

| | |
|---|---|
| MAMT | 7500.00 |
| ERR | CO |
| MAMT | 7500.00- |
| CAMT | 7500.00 |
| CON TX | 27.75 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 36.75 |
| CHECK | 36.75 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/03/93 01 08:26 0001 3326

93 NOV -3 AM 8:2

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

81107
IDENTIF. & REFERENCE

No. 717169