THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
P. O. Box 904
303 Frances Street
Goodlettsville, Tennessee 37070-0904

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Terry L. McDonald, et ux 224 Ashawn Blvd. Old Hickory, TN 37138	Same as New Owner	P/O Map 43-9 Parcel 88

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, THE ESTATE OF LOFTON WEBB, deceased, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto TERRY L. McDONALD and wife, RACHEL P. McDONALD, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Tract No. 10, Block D, of Woodlawn Estates, a subdivision in the County of Davidson, State of Tennessee, a plat of which subdivision is of record in Book 843, page 82, Register's Office for said County.

SAID Tract No. 10 fronts 50 feet on the northerly side of Cumberland Avenue and runs back between parallel lines 165 feet.

BEING the same property conveyed to Floyd Lofton Webb and wife, Thelma Webb, by deed from Johnetta Saunders Spain, a widow, of record in Book 1404, page 418, Register's Office for Davidson County, Tennessee. And, the said Thelma Webb died intestate on September 24, 1989. The said Floyd Lofton Webb a/k/a Lofton Webb died testate on January 26, 1991. The Last Will and Testament of Lofton Webb dated February 27, 1986 was filed for probate in the Probate Court for Davidson County, Tennessee in the *Matter of The Estate of Lofton Webb,* Docket Number 97474. Brenda Lemley was appointed Substitute Administratrix of the Estate of Lofton Webb by Order of the Probate Court for Davidson County Tennessee entered on January 13, 1995 and was empowered to sell the real property hereinabove described and by order of the said Court entered April 19, 1995, a certified copy of which is attached to this deed, the Court authorized Brenda Lemley, Administratrix C.T.A./D.B.N. to sell, transfer and convey the said property under the terms therein set forth, without the joinder of any beneficiary. By her signature hereto, the Administratrix C.T.A./D.B.N., Brenda Lemley, certifies that all of the debts and obligations owing by Thelma Webb during her lifetime and by reason of her death have been fully paid and that there are sufficient funds within the Estate of Lofton Webb for the payment of all debts and obligations owing by Lofton Webb during his lifetime or by reason of his death.

Floyd Lofton Webb and Lofton Webb is one and the same person.

The legal description, as hereinabove set forth is the same as that contained in the previous Deeds of Record.

This is unimproved property on Cumberland Avenue, Madison, Tennessee 37115.

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 the GRANTOR does covenant with the said GRANTEES, that the GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. Taxes for the year 1995, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the Escrow Closing Attorney, when due.

2. Subject to any and all matters as they may appear on the Plan of record in Book 843, page 82, said Register's Office.

And the GRANTOR does further covenant and bind itself, its successors or assigns to warrant and forever defend the title unto the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 27th day of April, 1995.

"GRANTOR"

ESTATE OF LOFTON WEBB, deceased

BY: _____
BRENDA LEMLEY, Administratrix C.T.A.\D.B.N.

"GRANTEES"

_____
TERRY L. McDONALD

_____
RACHEL P. McDONALD

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERRY L. McDONALD and wife, RACHEL P. McDONALD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 27th day of April, 1995.

_____
NOTARY PUBLIC

My Commission Expires: 12/6/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared BRENDA LEMLEY, with whom I am personally acquainted and who acknowledged herself to be the Administratrix C.T.A.\D.B.N. of the Estate of Lofton Webb, the bargainor, and as such Administratrix C.T.A.\D.B.N., being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the estate by herself as Administratrix C.T.A.\D.B.N.

WITNESS my hand, at office, this the 27th day of April, 1995.

_____
NOTARY PUBLIC

My Commission Expires: 12/6/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $11,250.00.

PICK-UP

_____
Affiant

Sworn to and subscribed before me, this the 27th day of April, 1995.

_____
NOTARY PUBLIC

My Commission Expires: 12/6/97

55768

IDENTIF. ↑ REFERENCE

95 APR 28 AM 10:28

FELIX E. WILSON REGISTER
DAVIDSON COUNTY, TENN.

11 4/28/95 101 CHECK

50.44

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9657 PG 496

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 11250.00
CON TX 41.44
PRFEE 1.00
WDEED 8.00
TOTAL 50.44
CHECK 50.44

04/28/95 01 10:28 0001 5511

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

55768
IDENTIF. & REFERENCE

95 APR 28 AM 10:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 904950