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THIS INSTRUMENT PREPARED BY:
Matthew T. Harris, Esq.
BAKER, DONELSON, BEARMAN & CALDWELL
A Professional Corporation
1700 Nashville City Center
511 Union Street
Nashville, Tennessee 37219

BOOK 9704 PG 228

FROM: **STANLEY CLAYTON McDONALD, JR.** ("GRANTOR")

TO: **MARC B. TARRE AND WIFE, MARGARET C. TARRE** ("GRANTEES")

ADDRESS NEW OWNER:

Marc B. and Margaret C. Tarre
2009 Riverwood Drive
Nashville, Tennessee 37216

SEND TAX BILLS:

SAME

95 JUN 16 PM 1:54
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0070805

TAX PARCEL NUMBERS

72-6-243 and 72-6-244

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by Marc B. Tarre and wife, Margaret C. Tarre, ("Grantees"), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Stanley Clayton McDonald, Jr., a married person ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Grantees, their heirs and assigns, all of his interest in and to certain tracts or parcels of land in Davidson County, Tennessee, described as follows, to-wit:

Tract I:

Being Lot No. 1 on the Resubdivision of Lots 1 and 2 of Kenmore Place Subdivision as of record in Book 8250, page 360, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said property.

Being **a portion of** the same property conveyed to S.C. McDonald, Jr. by deed from Doris Witthuhn, an unmarried person, of record in Book 6629, page 389, Register's Office for Davidson County, Tennessee.

Tract II:

Being a tract of land in the 9th Civil District of Nashville, Davidson County, Tennessee and designated as Parcel 244 on Tax Map 72-6, Tax Assessor's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at a point on the easterly margin of Gallatin Pike and being the northwest corner of the herein described parcel and also being a common corner with the southwest corner of Lot 1 of A Re-subdivision of Lots 1 & 2 of Kenmore Place Subdivision of record in Plat Book 8250, page 360, Register's Office of Davidson County, Tennessee, thence leaving said point proceeding North 87°34'52" East, a distance of 119.40 feet along the southern boundary line of said Lot 1 of A Re-subdivision of Lots 1 & 2 of Kenmore Place Subdivision to an iron rod; thence South 03°45'36" West a distance of 70 feet to an iron rod located on the northerly margin of McGavock Pike; thence North 87°34'52" West a distance of 149.89 feet to a point, said point being located at the corner of said McGavock Pike and Gallatin Pike and being the southwestern corner of the herein described lot; thence leaving said point North 27°04'51" East a distance of 77.01 feet to the point of beginning.

Being a portion of the same property conveyed to S. C. McDonald, Jr. by deed from Doris Witthuhn of record in Book 6629, page 389, Register's Office for Davidson County, Tennessee.

This property is known as 3100 and 3102 Gallatin Pike, Nashville, Tennessee.

The said S.C. McDonald, Jr. and Stanley Clayton McDonald, Jr. being one and the same person.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except for sanitary sewers and/or storm drainage easements of record in Book 4269, page 151, Book 4786, page 824 and in Book 7382, page 761; and real property taxes for 1995 which have been prorated and assumed by the Grantees.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors 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.

Carol F. McDonald, spouse of the Grantor, hereby joins in executing this conveyance for the sole purpose of conveying any marital interest she may have by virtue of his marriage to the said Stanley Clayton McDonald.

WITNESS this ___ day of June, 1995.

Stanley Clayton McDonald Jr.
STANLEY CLAYTON McDONALD, JR.

Carol F. McDonald
CAROL F. McDONALD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **STANLEY CLAYTON McDONALD, JR.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, on this the 15th day of June, 1995.

Melanie D Hunter
Notary Public

My Commission Expires: 07/25/98

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **CAROL F. McDONALD**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, on this the 15th day of June, 1995.

Melanie D Hunter
Notary Public

My Commission Expires: 07/25/98

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $165,000.00.

AFFIANT

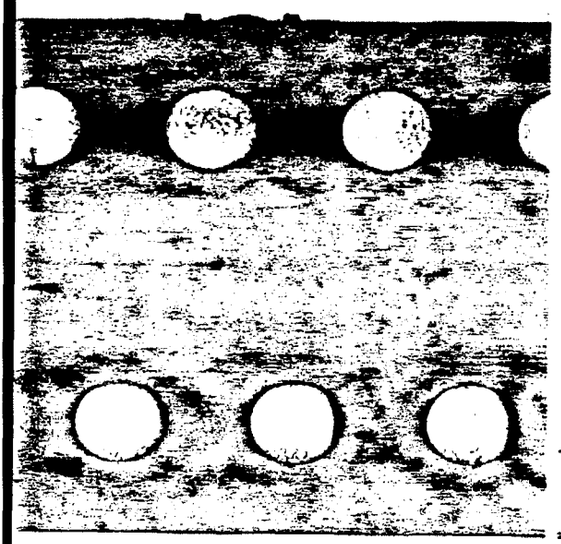
Subscribed and sworn to before me, this 15th day of June, 1995.

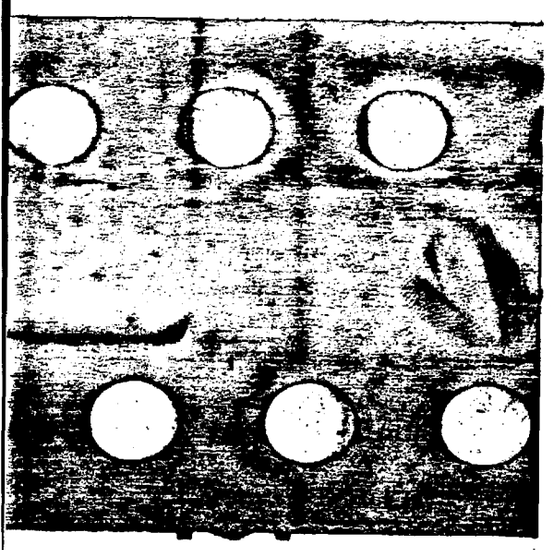
Melanie D Hunter
NOTARY PUBLIC

My Commission Expires: 07/25/98

2047 06/16 03CHECK 623.50

N DBS149649 V1





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

RECEIVED OF _____

FOR _____

BOOK 9704 PG 231

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
165000.00
CON TX 610.50
PRFEE 1.00
WDEED 12.00
TOTAL 623.50
CHECK 623.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 2047

0070805
IDENTIF. ↑ REFERENCE

95 JUN 16 PM 1:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 921276