BOOK 10824 PG 696

This instrument prepared by :
Frontier Title & Escrow, Inc.
109 East Avenue
Goodlettsville, TN 37070-0485

Map: 55
Group:
Parcel: 24

Send Tax Bills to : (New Owner)
Jackie McDonald
204 Peachtree Street
White House, TN 37188

(address)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Ann Stone, have bargained and sold and by these presents do hereby transfer and convey unto, Jackie McDonald and wife, Brenda C. McDonald and Cliff Duke their heirs and assigns a certain tract or parcel of land located in Davidson County, Tennessee, bounded and described as follows:

Property located in ~~Sumner~~ Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, in the 13th Civil District, being parts of lots 5 and 3 on Map Processing Survey for W.L. Thompson Subdivision of Elizabeth Curtis Estates, as of record in Book 332, Page 14, Register's Office for said County, and more particularly described according to a survey therefore made March 6, 1954, by Ralph W.C. Lambert, Surveyor, as follows:

Beginning at a point in the center of Bull Run Road, said point being 126 feet east of the line between lots 3 and 5; thence south 29° 45' east 420 feet to an iron pin; thence south 32° 33' west 150 feet to an iron pin; thence south 80° 38' west 150 feet to an iron pin; thence north 19° 45' west 446.5 feet to a point in the center of Bull Run Road; thence north 60° 15' east 200 feet to the point of beginning.

Being the same property conveyed to Ann Stone by will of Amos H. Smith, Jr. of record in Will Book 205, Page 5, Probate Court Clerk's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurutenances, estate, title and interest thereto belonging to the said Jackie McDonald and wife, Brenda C. McDonald and Cliff Duke their heirs and assigns, in fee simple forever.

AND I DO COVENANT with the said Jackie McDonald and wife, Brenda C. McDonald and Cliff Duke, that I am lawfully seized and possessed of said land in fee simple; have a good and lawful right to sell and convey the same, and that said property is free, clear and unencumbered.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and forever defend the title to said land to the said Jackie McDonald and wife, Brenda C. McDonald and Cliff Duke, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS MY HAND this 2nd day of March, 1998.

ANN STONE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Michael Perry Davis, a Notary Public, Ann Stone with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and whom acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand in Goodlettsville this 2nd day of March, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

Jan 2, 1999

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is ***$60,000.00***, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me this the 2nd day of March, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

Jan 2, 1999

1472 03/05 0101 03CHECK 231.00

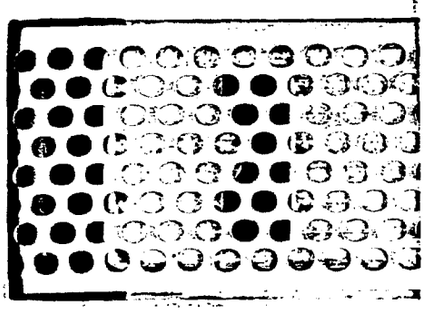
PICK-UP

98 MAR -5 PM 12:15

KELLY J. ARNOLD REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE

040830 I



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

RECEIVED OF _____

FOR _____

BOOK 10824 PG 698

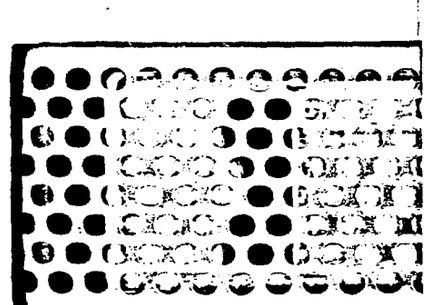
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

AMT 60000.00
CON TX 222.00
PRFEE 1.00
[illegible]
[illegible]
CHECK 231.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/05/98 01 12:14 0001 1472



0408301
IDENTIF. ← REFERENCE
98 MAR -5 PM 12:15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1261893