3

BOOK 11500 PG. 685

WARRANTY DEED

EGMAC-99-2186

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 96,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF May 19 99

Notary Public

MY COMMISSION EXPIRES: 6/23/2002
(AFFIX SEAL)

1310 Memorial Blvd., Springfield, TN 37172
122 Heritage Park Dr., Ste. 200, Murfreesboro, TN 37129
100 Hazel Path, Suite A, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy W, Suite A, Smyrna, TN 37167
155 Franklin Rd., Suite 150, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. McDonald (NAME)	GMAC Mortgage Corporation (NAME)	96-12-14
3250 Cloverwood Drive (ADDRESS)	7101 Executive Center Dr., #250 (ADDRESS)	
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, The Eunice W. Curtis, Living, Trust, Eunice W. Curtis, Trustee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James A. McDonald, MARRIED

HEREINAFTER CALLED 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 Lot No. 13 on the Plan of Hickory Bend, Section 1, as of record in Plat Book 3300, Page 38, amended in Book 3615, Page 38, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

2456 05/28 0101 03CHECK 366.20

Being the same property conveyed to The Eunice W. Curtis Living Trust, Eunice W. Curtis, Trustee by deed from James D. Stubbs, Trustee of record in Deed Book 8723, page 87, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 3345, page 443, Book 3346, page 636, page 3341, page 265, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

MAIL ENV.

05929995

IDENTIF. # REFERENCE

99 MAY 28 PM 3:31

BILL CARRETT REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 3250 Cloverwood Drive, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 17th day of May 19 99

Eunice W. Curtis, trustee

The Eunice W. Curtis, Living
Trust, Eunice W. Curtis, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 11500 PG 686

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Eunice W. Curtis, Trustee.

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 instrument for the purposes therein contained. Witness my hand and official seal at Hermitage, Tennessee, this 17th day of May 19 99.

Commission expires 3/23/2002

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11500 PG. 687

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0592995

IDENTIF. & REFERENCE

99 MAY 28 PM 3:31

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	96000.00
CON TX	355.20
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	366.20
CHECK	366.20

05/28/99 01 15:34 0001 2456

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1467005