File Box 51-A

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **18th** day of **November, by and between KIMBERLY B. DENSON, UNMARRIED, , hereinafter called GRANTOR, and DEWEY McDONALD and EMOGENE McDONALD, HUSBAND AND WIFE, hereinafter called GRANTEEs.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, GRANTOR does hereby bargain, sell, transfer and convey unto DEWEY McDONALD and EMOGENE McDONALD, HUSBAND AND WIFE, hereinafter referred to as GRANTEEs, their successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 105 STONEBRIDGE COURT, ANTIOCH, TN 37013.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, their successors, heirs and assigns forever. The GRANTOR covenants and agrees with the said GRANTEEs that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTOR further covenants and binds HERSELF, his/her successors, heirs and assigns, to warrant and forever defend the title to said GRANTEEs, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of GRANTOR on the day and year first above written.

Kimberly B. Denson by

BY: Roslyn N. Bland attn in fact
KIMBERLY B. DENSON, Signature of Seller

008908

RECORDED 11:53

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

11/25 11:19 0101 03CHECK 329.50

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

BOOK 11748 PAGE 473

On this **18th** day of **November, 1999** before me personally appeared ROSSLYN N. BEARD, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of KIMBERLY B. DENSON and acknowledged that he/she executed the same as the free act and deed of said ROSSLYN N. BEARD.

Witness my hand, at office, this **18th** day of **November, 1999.**

Thomas W. Dawless
Notary Public

THOMAS W. DAWLESS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My Commission Expires: _____

Name and Address of Property Owner:

DEWEY McDONALD and EMOGENE McDONALD, HUSBAND AND WIFE

105 STONEBRIDGE COURT
ANTIOCH, TN 37013

Property Address:

105 STONEBRIDGE COURT
ANTIOCH, TN 37013

Person Responsible for Taxes:

New Owner

Map & Parcel #: MAP 150-10, PARCEL 51

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$85,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Dewey McDonald
Affiant

Sworn to and subscribed before me, a Notary Public, this **18th** day of **November, 1999.**

Thomas W. Dawless
Notary Public

THOMAS W. DAWLESS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My Commission Expires: _____

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 246, on the Plan of Section Three, Towne Village of the Country, of record in Book 5200, pages 268 and 269, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to KIMBERLY B. DENSON, AN UNMARRIED WOMAN, by Deed from THOMAS K. AND ANNA M. WAGNER, of record in Book 9509, page 322, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2000 and subsequent years, A LIEN, not yet due and payable (MAP 150-10, PARCEL 51, 1998 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF 848).

2. All matters as set forth on the Plan of SECTION THREE, TOWNE VILLAGE OF THE COUNTRY, of record in Plat Book 5200, page 268 AND 269, said Register's Office, which plan includes a 20-foot minimum building setback line from STONEBRIDGE COURT and a 10-foot public utility and drainage easement along the rear lot line.

3. Restrictive Covenants recorded in Deed Book 5635, Page 545, Register's Office for DAVIDSON County, Tennessee.

4. License Agreement of record in Book 9509, page 332, said Register's Office.

5. Any and all other matters appearing of record.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11748 PAGE 475

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

U6069O8

CAMT 85000.00
CON TX 314.50
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 329.50
CHECK 329.50

11 [illegible] 95 01 09:56 0001 292

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1540583