RECORD AND RETURN TO;
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP38868) FILE BOX "7"

WARRANTY DEED

Instr:200005050045359 Page: 1 OF 2
REC'D FOR REC 05/05/2000 8:37:25AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $629.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Sandra A. McDonald
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF APRIL, 2000

Notary Public

MY COMMISSION EXPIRES: 7/6/02

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra A. McDonald	First Republic Mortgage Corporation	105-10-323
2106 Grantland Avenue	3212 West End Ave., Ste. 500	22W-2815
Nashville, TN 37204	Nashville, TN 37203	

FOR AND IN 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,

ESTATE OF ROBIN H. CASHMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SANDRA A. MCDONALD, UNMARRIED

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:

Land in Davidson County, Tennessee, being Lot No. 3, Block 10, on the plan of Subdivision of certain Blocks in Yarbrough's Subdivision of Woodland, of record in Book 161, Page 87, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 50 feet on the easterly margin of Grantland Avenue and extends back between parallel lines, 165 feet to an alley.

Being the same property conveyed to Robin H. Cashman, unmarried by Warranty Deed from Kirsten Hull and Brian D. Coleman of record in Book 11325, Page 422, Register's Office for Davidson County, Tennessee. The said Robin H. Cashman having since died and leaving her estate to Timothy J. Cashman, Jr., and Anne C. Mayer, as co-executors.

Unimproved ( )
This is improved (X) property known as 2106 GRANTLAND AVE., NASHVILLE, TN 37204
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 our hand this 28th day of April, 2000

ESTATE OF ROBIN H. CASHMAN
BY:

Anne C. Mayer by
ANNE C. MAYER, CO-EXECUTOR BY
TIMOTHY J. CASHMAN, ATTY. IN FACT
BY ALAN SATURN, ATTY. IN FACT
Alan Saturn atty in fact

Timothy J. Cashman Jr.
TIMOTHY J. CASHMAN, JR CO-EXECUTOR
BY: ALAN SATURN, ATTY. IN FACT
Alan Saturn atty in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named

the bargainors 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 and official seal at Nashville, Tennessee, this day of April , 2000.

Commission Expires:_____ _____
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 _____, 20_____.

My commission expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 28th day of April, 2000, before me personally appeared Alan Saturn to me known to be the person who executed the foregoing instrument in behalf of Anne C. Mayer and Timothy J. Cashman, Jr., Co-Executors of the Estate of Robin H. Cashman as their Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said Anne C. Mayer and Timothy J. Cashman, Jr., Co-Executors of the Estate of Robin H. Cashman.

Witness my hand and official seal at Nashville, Tennessee, this the 28th day of April, 2000.

My commission expires: 9-23-2000 Janet S. Davis
Notary Public

JANET S. DAVIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000