Box 1

WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$135,000.00**

Julia Minnis
Affiant

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **29TH DAY OF SEPTEMBER, 2000**

Shari A. Thompson
Notary Public

MY COMMISSION EXPIRES:. 1-27-01
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas g. Westermeier	**SunTrust Bank, a Georgia Corporation**	**Map 98, Parcel 175 & 45**
839 HIGH POINT RIDGE (NAME) ~~3173 Earhart Drive~~	(NAME) **201 4th Avenue North**	
FRANKLIN, TN 37069 (ADDRESS) ~~Hermitage, TN 37076~~	(ADDRESS) **Nashville, TN 37219**	
(CITY) (STATE) (ZIP)	(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, **WILLIAM J. DONAHUE AND WIFE, JUDITH S. DONAHUE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARIE J. WESTERMEIRER, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as **3173 Earhart Drive, Hermitage, TN 37076**
(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.

Davidson County DEEDWARR
Recvd: 10/04/00 14:47 3pgs
Fees:15.00 Taxes:499.50

20001004-0098565

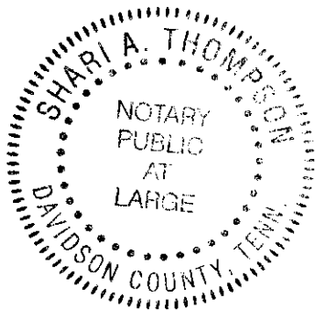
Witness **my/our hand(s)** this **29th day of September, 2000**.

William J. Donahue by Judith S. Donahue
William J. Donahue

Judith S. Donahue
Judith S. Donahue

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29TH day of SEPTEMBER, 2000 before me personally appeared JUDITH S. DONAHUE, individually and the person who executed the foregoing instrument on behalf of WILLIAM J. DONAHUE, and acknowledged that SHE executed the same as the free act and deed of the said WILLIAM J. DONAHUE, through Power of Attorney granted HER by the said WILLIAM J. DONAHUE.



Shari A. Thompson
Notary Public

Commission Expires:
1-27-01

EXHIBIT A

TRACT NO. 1
Land in the 4th Civil District of Davidson County, Tennessee, described according to a survey by Murray D. Shanklin, Surveyor, dated April 25, 1975, as follows:

Beginning at a point in the east margin of Earhart Road, said point being the southwest corner of property conveyed to James A. Garvin and wife, Joyce C. Garvin by deed of record in Book 4921, page 632, said Register's Office; thence northerly with Earhart Road N 18 ° 27' W 184.92 feet to an iron pin; thence continuing with Earhart Road, around a curve having a radius of 465.013 feet a distance of 63.71 feet to a point; thence leaving Earhart Road S 84° 05' E 627.00 feet to a point; thence S 5 ° W, 223.05 feet to a point in the north line of Melvin A. Ferrells north line N 84° 45' W 523.86 feet to an iron pin, the point of beginning, and containing 3.01 acres, more or less.

TRACT NO. 2
Land in the 4th Civil District of Davidson County, Tennessee, .076 acres triangularly shaped, described according to a survey by E. P. Hall, R.L. S. Dated March 8, 1989, more particularly described as follows:

Beginning at a point in the easterly margin of Earhart Road, said point being the northwest corner of the property conveyed to William J. Donahue, et al, by a deed of record in Book 5936, page 257, said Register' s Office, hereinafter referred to as the "Donahue property"; thence running with the easterly margin of Earhart Road around a slight curve having a distance of 36.2 feet to a point in the easterly margin of Earhart Road next to a fence post; thence leaving Earhart Road South 74° east 200.0 feet to a point in the northerly boundary line of the Donahue Property; thence with the northerly boundary line of the Donahue Property north 84°5 min. West 188.2 feet to the beginning point in the easterly margin of Earhart Road.

Being the same property conveyed to William J. Donahue and wife, Judith S. Donahue by quitclaim deed from Juan M. Contreras and wife, Victoria Contreras being recorded simultaneously herewith, Register's Office for Davidson County, Tennessee. For further reference on title vesting, see Book 7882, Page 551, said Register's Office.

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

This instrument is executed on behalf of William J. Donahue by Judith S. Donahue as his Attorney-In-Fact pursuant to Power of Attorney being recorded simultaneously herewith, Register's Office for Davidson County, Tennessee.