WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/03/01 11:20 2pgs
Fees:11.00 Taxes:795.50

20010503-0045518

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May 2001

Notary Public

MY COMMISSION EXPIRES: April 8, 2004
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

My Commission Expires 2/28/2004

TENNESSEE TITLE & TRUST, INC., P. O. Box 1826, Hendersonville, TN 37077-1826

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: NEW OWNER	MAP-PARCEL NUMBERS
Terry McDonald (NAME)	(NAME)	
224 Ashawn Blvd. (ADDRESS)	(ADDRESS)	
Old Hickory Tn. 37138 (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, Charles E. Rhoten and wife, Carole Rhoten

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terry McDonald and wife, Rachel McDonald

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, TN, being Lot No. 47, 48, 49 , 50, 51, 52, 53, and 55, 56, 57, on the Plan of Final Plat for Section 4, Shannon Place, Plat of record in Instrument Number 20010423-0004003 and ~~XXX~~recorded for correction purposes in Instrument Number 20010502-0044879 , Register's Office for Davidson County, TN, to which reference is made for a more complete description.

Being part of the same property conveyed to Charles E. Rhoten and wife, Carole Rhoten by deed of record in Book 10726 at page 409 and Book 10796 at page 577, and to Charles E. Rhoten by deed of record in Book 11671 at page 536, and to Charles E. Rhoten by deed of record in Instrument Number 200005220050644, Register's Office for Davidson County, Tennessee.

Plat of Shannon Place, Section 4 being a part of the following Parcels:
43-1-72 11D24675 / 43-1-74 11D25500 / 43-1-75 11D25490 / 43-1-76 11D25480 / 43-1-77 11D25470 / 43-1-87 11D25395 / 43-1-96 11D25385 / 43-1-220 11D94871 / 43-1-260 GSD00140.

This conveyance is subject to taxes for the year 2001 and thereafter, and easements and restrictions of record.

unimproved (X)
This is improved ( ) property, known as Lot-47,48,49,50,51,52,53,55,56,57 Madison, TN
(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 our hand s this 1st day of May 2001

Charles E. Rhoten

Carole Rhoten

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles E. Rhoten and wife, Carole Rhoten

the bargainor s, 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 Hendersonville, Tennessee, this 1st day of May, 2001.

Commission expires April 28, 2004

Notary Public

JOHN M. FREEMAN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires 2/28/2004

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 _____, _____.

My commission expires _____

_____
Notary Public