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 7th day of June, 2002, by and between ANN McDONALD, A WIDOW, UNMARRIED and , hereinafter called Grantor, and THOMAS E. STEWART, TRUSTEE WITH FULL POWER TO BARGAIN, SELL, CONVEY, MORTGAGE, LEASE OR OTHERWISE ENCUMBER WITHOUT THE NECESSITY OF JOINDER BY ANY BENEFICIARY, hereinafter called Grantee.

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, ANN McDONALD, A WIDOW, UNMARRIED and , Grantor, does hereby bargain, sell, transfer and convey unto THOMAS E. STEWART, TRUSTEE WITH FULL POWER TO BARGAIN, SELL, CONVEY, MORTGAGE, LEASE OR OTHERWISE ENCUMBER WITHOUT THE NECESSITY OF JOINDER BY ANY BENEFICIARY, hereinafter referred to as Grantee, his successors, heirs and assigns, all of that 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 311 DELAWARE AVENUE, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his successors and assigns forever. The Grantor covenants and agrees with the said Grantee 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 and her successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his successors heirs and assigns, against the lawful claims of all person whomsoever.
WITNESS the hand and seal of Grantor on the day and year first above written.

ANN McDONALD
Signature of Seller

Davidson County DEEDWARR
Recvd: 06/14/02 08:21 3pgs
Fees:18.00 Taxes:333.00

20020614-0072360

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, ANN McDONALD, A WIDOW, UNMARRIED, the within named 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, at office, this **7th** day of June, 2002.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

THOMAS E. STEWART, TRUSTEE WITH FULL POWER

333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Property Address:

311 DELAWARE AVENUE
MADISON, TN 37115

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 43-9, PARCEL 342

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 **$90,000.00** 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.

Affiant

Sworn to and subscribed before me, a Notary Public, this **7th** day of **June, 2002.**

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

RETURN TO:

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

EXHIBIT 'A'

Being known as part of the Bixler Property and described by a survey made by George W. Watkins, Surveyor, dated June 28, 1955, and described as follows:

Beginning at an iron pin at the northwest corner of Delaware Avenue and Burrwood Street (now State Rt. 45); thence with the said Avenue with a curve radius to the right of 867.54 feet, a distance of 99.5 feet to the southeast corner of the lot conveyed to Willie K. Flatt and wife, of record in Book 2487, page 575, Register's Office for said County; thence westerly along Flatt's southerly line 200 feet to a point; thence south 13 degrees 30' west 109 feet to an iron pin in the north margin of Burrwood Street (now State Rt. 45); thence with said street, north 82 degrees 08' east 200 feet to the beginning.

BEING the same property conveyed to Howard L. McDonald and wife, Ann McDonald, by Warranty Deed from Wilma Jean Christian Pace, of record in Book 7600, page 791, Register's Office for Davidson County, Tennessee, the said Howard L. McDonald having since died, the property vests by operation of law in his surviving spouse, Ann McDonald, the Grantor herein.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2002 and subsequent years, A LIEN, not yet due and payable (MAP 43-9, PARCEL 342).

2. Unrecorded easements for roads and utilities, if any.

3. Sewer easement to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5002, page 130, said Register's Office.