Maximum Principal Indebtedness for Tennessee Tax Recording Purposes is $ 88,000.00

Instrument Prepared By: File #: 2700142
Lenders Express Title & Escrow, Inc. 25 Century Boulevard Suite 203 Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE, made and entered into this 18th day of October, 2002, by and between Michael McDonald, and wife Annie McDonald, party of the first part, and Christine Dean, a single woman, party of the second part.

WITNESSETH that for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and said party of the first part has bargained and sold and does hereby bargains, sell convey and confirm unto the said party of the second part the following described real estate, situated and being in Davidson County of the State of Tennessee, and being Map and Parcel Number 105-13-349.00, to wit:

All that certain lot or parcel of land lying and being in Davidson County, Tennessee, being more particularly described as follows:

Being Lot Number 57, on the Plan of Waldkirch Subdivision, as shown by plat of record in Plat Book 421, Page 90, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Roy Cooper by Deed from Fred Alphonso Allen and wife, Francena Allen, dated 07/11/69, recorded 07/16/69, in book 4351, Page 154, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Annie Ballard by Probated Will recorded in Rule Book 74445, Probate # M.B. 290-7, Files 3-20-84

Further being the same property conveyed to Michael McDonald and wife, Annie McDonald, by Quitclaim Deed from Annie Ballard, married, dated 04/05/01, recorded 05/08/01, as Inst. No. 200106080060645, of the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Register's Office of said County.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their/his/her heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he/she/they is/are lawfully seized in fee of the aforedescribed real estate; that they/she/he have/has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he/she/they will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

Davidson County DEEDWARR
Recvd: 11/20/02 13:42 2pgs
Fees:13.00 Taxes:325.60
20021120-0144175

WITNESS the signature of the said party of the first part the day and year first above written.

Michael McDonald

Annie McDonald

Annie McDonald

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said County and State, Michael McDonald, wife Annie McDonald, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he\she\they executed the within instrument for the purposes therein contained.

Witness by hand, at office, this 18 day of October, 2002.

Notary Public

My Commission Expires:

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the consideration for this transfer or value of the property transferred, whichever is greater is $88,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me the 18 of October, 2002.

Notary Public
My Commission Expires:

PROPERTY ADDRESS AND SEND TAX BILL TO:
924 WALDKIRCH AVENUE
NASHVILLE, TN 37207