WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/22/02 10:24 2pgs
Fees:13.00 Taxes:965.70

20021122-0145433

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $261,000.00

John M. McDonald
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF NOVEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Law Offices of Robert L. Scruggs, 111 Westwood Place, Suite 304, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
John M. McDonald	**Union Planters Bank**	**Map 103-12**
(NAME)	(NAME)	
218 Lauderdale Road	**2019 Richard Jones Rd., Ste 300**	**Parcel 132**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**Nashville, TN 37215**	
(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, **Marilyn W. Litoff,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John M. McDonald and wife, Eleanor Griffith 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, Tennessee, being Lot No 29 of Block "C" on the Plan of Cherokee Park , Second Section of record in Book 547, pages 175 and 176, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 29 fronts 70 feet on the westerly side of Lauderdale Road and runs back 157.84 feet on the southerly line and 161.31 feet on the northerly line to a dead line, measuring 70.50 feet thereon.

Being the same property conveyed to Marilyn W. Litoff by Quitclaim Deed from Marilyn W. Litoff and Gene I. Weinberger, Co-Personal Representatives of the Estate of Minnye K. Weinberger of record as Instrument No. 20000821-0082663, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Minnye K. Weinberger by deed of record in Book 1586, page 456, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee: (a) 2002 real property taxes which have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 547, pages 175 and 176, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 218 Lauderdale Road, Nashville, TN 37205
(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 my hand this 21 day of November, 2002.

Marilyn W. Litoff

STATE OF SOUTH CAROLINA
COUNTY OF Spartanburg

Personally appeared before, the undersigned, a Notary Public, in and for said County and State, the within named, **Marilyn W. Litoff,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and official seal this 20th day of November, 2002.

Commission expires: 4-7-2003

Notary Public