THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** Return to: **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 19905**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,197,950.00. Affiant Subscribed and sworn to before me, this 24th day of January, 2003. Notary Public My Commission Expires:

Davidson County DEEDWARR
Recvd: 01/30/03 14:29 2pgs
Fees:13.00 Taxes:4432.42

20030130-0013038

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
KIMBERLY C. BLEVINS 4409 Warner Place Nashville, Tennessee 37205	NEW OWNER	MAP 130-10-0 PAR 12 FB BM 08750

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, ELIZABETH MCDONALD, MARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to KIMBERLY C. BLEVINS, MARRIED, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4409 Warner Place, Nashville, Tennessee 37205.

Mark McDonald, spouse of Elizabeth McDonald, joins in the execution of this instrument for the purposes of conveying any interest he may have in subject property by virtue of his marriage to the said Elizabeth McDonald.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of January, 2003.

ELIZABETH MCDONALD

MARK MCDONALD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, ELIZABETH MCDONALD *, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ~~she~~ THEY executed the within instrument for the purposes therein contained.

*and MARK MCDONALD

Witness my hand, at office, this 24th day of January, 2003.

My Commission Expires: _____

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Lot 1 and Lot 2 Being The Resubdivision of Lot 31, a 10-foot wide reserved strip, and the southeasterly 100 feet of Lot 28 on the Plan of A. Subdivision of Block C Bellemeade Plan No. 2, as of record in Plat Book 7900, page 819, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Elizabeth McDonald, married by deed from William W. Arnold and wife, Joan D. Arnold of record in Book 9369, page 79, said Register's Office.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 674, page 588; (3) Easements of record in Book 4305, page 844; and (4) All matters appearing on the Plan of record in Plat Book 7900, page 819, said Register's Office.