File #200252593

Davidson County DEEDWARR
Recvd: 02/18/03 10:39 2pgs
Fees:13.00 Taxes:454.73

20030218-0020782

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 122,900.00.

Verdie Traylor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of February, 2003.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Verdie Traylor	Southstar funding	Map 043-9-A
(NAME) 716 Shandale Drive	(NAME) 400 Northridge Rd Suite 1000	Parcel 005.00 CO
(ADDRESS) Madison TN 37115	(ADDRESS) Atlanta Ga 30350	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **TERRY MCDONALD AND WIFE RACHEL MCDONALD**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **VERDIE TRAYLOR, UNMARRIED**, 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 all of Lot No. 51, on the Plan of Final Plat for Section 4, Shannon Place, as shown by plat appearing of record in Instrument No. 200104230004003, and corrected in Instrument No. 200105020044879, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Terry McDonald and wife, Rachel McDonald by Deed of record in Instrument No. 20005030045518, said Register's Office.

This conveyance is subject to the following: Stormwater Detention Agreement as shown in Instrument No. 200103280030045; Restrictive Covenants as shown of record in Instrument No. 200103280030046; any and all matters shown on the plan of record in Instrument No. 200104230004003 as corrected in Instrument No. 200105020044879; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 716 Shandale Drive, Madison, TN 37115
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 hands this 14th day of February, 2003.

Terry McDonald

Rachel McDonald

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Terry McDonald and wife Rachel McDonald who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 14th day of February, 2003.

Notary Public

My Commission Expires: 7-23-05

(SEAL)

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076