THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 20588-04-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $. 207,500.00 Affiant Subscribed and sworn to before me, this April 18, 2003. Notary Public My Commission Expires: 11/26/2005

WARRANTY DEED

Address New Owner: Thomas E. McDonald Rosanna Salgado McDonald 724 Newberry Road Nashville, TN 37205	**Send Tax Bills To:** SAME	**Tax Information:** Map No.102.15 Parcel No. 025.00

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, **Patricia F. Smith, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas E. McDonald and Rosanna Salgado McDonald** ("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 724 Newberry Road, Nashville, TN, 37205

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 April 18, 2003.

Patricia F. Smith

Davidson County DEEDWARR
Recvd: 05/02/03 15:03 2pgs
Fees:13.00 Taxes:767.75

20030502-0059078

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Patricia F. Smith** , 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 my hand, at office, this April 18, 2003.

Notary Public

My Commission Expires: 5/16/2005

SCHEDULE "A"

Land in Davidson County, Tennessee, being Lot No. 312 on the Plan of Brookmeade, Section IX as of record in Plat Book 2331, pages 34 and 35, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Walter J. Smith and wife, Patricia F. Smith by deed from Norma E. Tavelin, unmarried of record in Book 4483, page 359, said Register's Office. The said Walter J. Smith having since died.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been prorated and assumed by the Grantee(s);

2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property;

3) Easements to the Metropolitan Government of Nsahville and Davidson County for sanitary sewers and/or storm draninage, of record in Book 4462, page 131, Register's Office for Davidson County, Tennessee; and

4) All matters appearing on the Plan of Brookmeade, Section IX of record in Plat Book 2331, pages 34 and 35, Register's Office for Davidson County, Tennessee;