02

Realty 42A

This Instrument Was Prepared By:

Hugh W. Entrekin, Esq.
700 Craighead Street
Suite 107
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $169,000.00.

Steven A. Timmons
Affiant

Subscribed and sworn to before me, this 16th day of May, 2003.

Catherine R. Vass
Notary Public

My Commission Expires: 5-30-04

CATHERINE R. VASS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES MAY 30TH 2004

Davidson County DEEDWARR
Recvd: 05/27/03 10:28 2pgs
Fees:13.00 Taxes:825.30
20030527-0071153

Address New Owner	Send Tax Bills to:	Map-Parcel
Steven A. Timmons 904 Fall View Trail Nashville, TN 37211	SunTrust Mortgage, Inc 901 Semmes Av Richmond, VA 23224	172-12-O-B-3-CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Neil McDonald and Ellen McDonald, Husband and Wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Steven A. Timmons and Delores Jeanne Timmons, Husband and Wife, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Section One, Bradford Hills, of record in Book 7900, Page 6 and Book 7900, Pages 110, 111 and 112, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Neil McDonald and Ellen McDonald by deed of record in Instrument No. 20030107-0002638, Register's Office for Davidson County, Tennessee. Said Ellen McDonald is also known as Kay McDonald.

This conveyance in made subject to:

1. County taxes for 2003 and subsequent years.
2. Any and all restrictions and easements of record.
3. All matters set forth in Plat of record Plat Book 7900, Page 6 and Book 7900, Pages 110-112, Register's Office for Davidson County, Tennessee.

This is improved property known as: 904 Fall View Trail Nashville, TN 37211

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 16th day of May, 2003.

Neil McDonald

Ellen McDonald

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Philip Davis Alexander, a Notary Public of the State and County aforesaid, personally appeared Neil McDonald and Ellen McDonald, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Brentwood, Tennessee, this 16th day of May, 2003.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3.6.06