Davidson County DEEDWARR
Recvd: 08/13/03 07:55 2pgs
Fees:13.00 Taxes:299.70
20030813-0115600

[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

Charles D. McDonald and wife, Hillary McDonald	New Owners	Map 72-4
2162 Key Drive		Parcel 342
Brentwood, TN 37027		

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **John Brevard** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Charles D. McDonald and wife, Hillary McDonald** (The "Grantees"), their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 20 on the Map of Happy Valley, Section "B", not of record, and described according to a copy of a survey made my Z.J. Wilkinson, Surveyor, and more particularly described as follows.

Beginning on the northerly margin of Bobby Avenue, at a point 25 feet east of the easterly margin of Cooper Lane; thence northwardly and parallel with said lane, 140 feet to the southwest corner of Lot No. 1; thence with the line between Lots Nos. 1 and 20, easterly 75 feet to the common corner of Lots Nos. 1 and 2, and 20 and 21; thence with the line between said Lots Nos. 20 and 21, 140 feet tothe northerly margin of Bobby Avenue; thence with the margin of same, westerly 175 feet to the point of beginning.

Being the same property conveyed unto John Brevard, by Deed of record in Book 9957, page 818, Register's Office for Davidson County, Tennessee.

The above described real estate is improved and is not or ever was marital property nor is it subject to any homestead exemption of the spouse of the Grantor.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2003 and subsequent years.

This is improved property commonly known as 2709 A & B Bobby Avenue, Nashville, Tennessee.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $81,000.00.

Cheryl L. Pothwell
Affiant

Subscribed and sworn to before me this 7th day of August, 2003.

Toni L. Buggs
Notary Public

My Commission Expires: 5-29-03

TONI L. BUGGS NOTARY PUBLIC LARE TENN DAVIDSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 6th day of August, 2003.

John Brevard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Dean Smithwick with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained..

WITNESS my hand and official seal at Nashville, Tennessee, this 6th day of August, 2003.

Notary Public

My Commission Expires: 3-31-07