STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th DAY OF December, 2003

Notary Public

MY COMMISSION EXPIRES 12/26/04

Davidson County DEEDWARR
Recvd: 12/16/03 10:37 2pgs
Fees:13.00 Taxes:391.83

20031216-0179472

File No. G3-9770D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Matthew McDonald and Deanna McDonald, husband and wife (NAME)	Fremont Investment (NAME)	96-14-284
3101 Lakeland Drive (STREET ADDRESS OR ROUTE NUMBER)	4343 Anchor Plaza Parkway Suite 150 (STREET ADDRESS)	
Nashville, Tennessee 37214 (CITY) (STATE) (P.O. ZIP)	Tampa, Fla. 33634 (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, WE, Peter M. Malmquist and Karen W. Malmquist, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew McDonald and Deanna McDonald, husband and wife, 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:

Being part of Lot 907 in the plan of Cloverhill Subdivision, Section XI, as of record in Book 2663, page 26, Register's office for said county.

BEGINNING at a point on the Southerly margin of Lakeland Drive, the common front corner of Lots 907 and 908; thence southwardly along the line between said Lots 150 feet to a point; thence Westwardly 110 feet to a point in the Easterly margin of Ironwood Drive; thence with said margin of said Drive Northwardly 130 feet to a concrete monumentat the beginning of a curve; thence around said curve Northeasterly 31.42 feet to a concrete monument on the Southerly margin of Lakeland Drive; thence with said margin of said drive Eastwardly 90 feet to the point of beginning.

Being the same property conveyed to Matthew McDonald and Deanna McDonald, husband and wife, by Deed of Record in Book _____, Page _____, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The current year's taxes have been prorated and have been paid by the Grantor herein. 2004 taxes to be paid by Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

The signature of *Karen W. Malmquist* is signed by her duly appointed Attorney-in-fact *Peter M. Malmquist* , pursuant to the Power of Attorney recorded in Book _____, page _____, said Register's Office.

unimproved ( )

This is improved (XX) property, known as 3101 Lakeland Drive, Nashville, TN 37214.

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, 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. Whenever 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 my/our hand(s) this 9th day of December, 2003.

Peter M. Malmquist

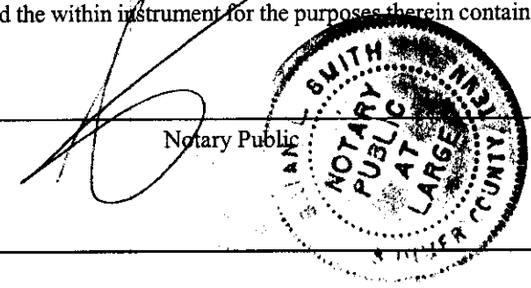
Karen W. Malmquist
By Peter M. Malmquist, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Peter M. Malmquist and Karen W. Malmquist, husband and wife, the bargainor(s), 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 and official seal, this 9th day of December, 2003.

Commission expires 12-2-04

Notary Public



STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ (title) for _____ (corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ (title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 9th day of December, 2003.

My Commission Expires:_____

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named *Peter M. Malmquist* , attorney-in-fact for *Karen W. Malmquist* , with whom I am personally acquainted, and who acknowledged that *he* executed the within instrument for the purposes therein contained, and who further acknowledged that *he* is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 9th day of December, 2003.

My Commission Expires:_____

Notary Public
