Davidson County DEEDWARR
Recvd: 02/13/04 10:09 2pgs
Fees:13.00 Taxes:222.00

20040213-0017281

This Instrument Was Prepared By:

Kirk C. Waite, Attorney
700 Craighead Street
Suite 107
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $60,000.00

Kay McDonald
Affiant

Subscribed and sworn to before me,
This 9th day of February, 2004.

STEPHANIE M. DUNN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY My Comm. Exp. 25 Aug 2007

Notary Public

My Commission Expires: 11-25-06

Address New Owner	Send Tax Bills to:	Map-Parcel
Neil McDonald 6020 Pasquo Road Nashville, TN 37221	SAME	117-11-B-105. 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, Shelby C. Bybee and wife, Peggy Ann Bybee hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Neil McDonald and wife, Kay McDonald 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 Unit No. G-9 on the plan of Village East Condominiums of record in Book 5200, Page 178 and revised in Book 5200, Page 235, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Shelby C. Bybee and wife, Peggy Ann Bybee by deed from Grant F. Dillard, married of record in Book 11740, Page 861, Registels Office for Davidson County, Tennessee

This conveyance in made subject to:

1. County taxes for 2004 and subsequent years
2. Any and all restrictions and easements of record.
3. All matters set forth in plat of record in Plat Book 5200 Page 178 and revised in Book 5200, Page 235, Register's Office for Davidson County, Tennessee.

This is improved property known as: 3600 Hillsboro Pike Unit G-9 Nashville, TN 37215

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 assigns, 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 9th day of February, 2004

Shelby C. Bybee

Shelby C. Bybee

Peggy Ann Bybee by Shelby C. Bybee, attorney In Fact

Peggy Ann Bybee by Shelby C. Bybee, attorney In Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Stephanie M. Duncan, a Notary Public in and for the said County and State, personally appeared Shelby C. Bybee, the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at Nashville Tennessee this 9th day of February, 2004.

STEPHANIE M. DUNCAN NOTARY PUBLIC AT LARGE My Comm. Exp. Nov. 25, 2006 DAVIDSON COUNTY, TN

Notary Public

MY COMMISSION EXPIRES: 11-25-06

STATE OF Tennessee
COUNTY OF Davidson

On this 9th day of February, 2004, before me personally appeared Shelby C. Bybee to me known to be the person described in and who executed the foregoing instrument on behalfof Peggy Ann Bybee as per the Power of Attorney signed by Peggy Ann Bybee of record in Instrument No. 20040213-0017280 Register's Office for Davidson County, Tennessee and who acknowledged the execution of the same byhis free act and deed on behalf of said Peggy Ann Bybee.

Witness my hand at Nashville Tennessee this 9th day of February, 2004.

STEPHANIE M. DUNCAN NOTARY PUBLIC AT LARGE My Comm. Exp. Nov. 25, 2006 DAVIDSON COUNTY, TN

Notary Public

My Commission Expires: 11-25-06