Davidson County DEEDWARR
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Fees:13.00 Taxes:395.90

20040319-0031526

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,000.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF March, 2004.

Notary Public

MY COMMISSION EXPIRES: 6-17-07

(AFFIX SEAL)

ET-04-5014

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Donaldson and Glynn Blasingim	David Donaldson	
(NAME)	(NAME)	
5003 Bonnaside	712 Rebel Rd	074-16-O-147.00
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we JANE P. EATON, UNMARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto DAVID DONALDSON AND GLYNN BLASINGIM, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Stones River Estates, Section I, as of record in Book 2900, Page 139, Register's Office for said County.

Beginning on the westerly margin of Bonnaside Drive at the common corner of Lot No. 10 and Lot No. 11 thence North 53 degrees 20 minutes west 179.95 feet to a concrete monument; thence with the rear of Lot No. 12 north 38 degrees 52 minutes west 152.97 feet to the common rear corner of Lot No. 10, Lot No. 12 and Lot No. 13; thence north 85 degrees 04 minutes east 128.48 feet to a concrete monument; thence south 62 degrees 32 minutes east a distance of 43.05 feet to a concrete monument; thence south 53 degrees 20 minutes east 190.00 feet to a concrete monument in the westerly margin of Bonnaside Drive; thence along and with said margin of Bonnaside Drive, South 36 degrees 40 minutes west 130.20 feet to the point of beginning.

Being the same property conveyed to Herbert E. Eaton and wife, Jane P. Eaton, by deed from F.E. Stratton Jr., and wife, Bettie S. Stratton, dated November 18, 1968, as of record in Book 4287, Page 950, Register's Office for said County.

The said Herbert E. Eaton having since passed away.

This conveyance is subject to any and all restrictions and easements of record, if any.

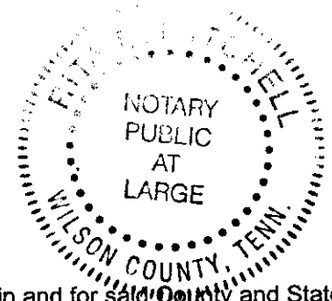
unimproved ( )
This is improved (X) property, known as 5003 Bonnaside, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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. Wherever 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 17th day of March, 2004.

Jane Eaton

Jane Eaton



STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Jane Eaton , 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 at Hermitage, Tennessee, this 17th day of March, 2004.

My Commission Expires: 6-17-07

Kita B. Mitchell
Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 17th day of March, 2004.

My Commission Expires _____

_____
Notary Public

RETURN TO:

EXECUTIVE TITLE LLC

2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122

MARY FRANCES RUDY

ATTORNEY - AT - LAW