File #200450089

Davidson County DEEDWARR
Recvd: 04/16/04 09:36 2pgs
Fees:13.00 Taxes:465.83

20040416-0042931

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 2004.

Notary Public

MY COMMISSION EXPIRES: 7-23-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stefanie L. Burgess and Mondray T. Matthews	Mortgage Investors Group	Map 43-I-A-0
(NAME) 732 Shandale Drive	(NAME) 8320 East Walker Springs Lane, Ste. 200	Parcel 009.00
(ADDRESS) Madison TN 37115	(ADDRESS) Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(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, **TERRY MCDONALD AND WIFE, RACHEL MCDONALD,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **STEFANIE L. BURGESS, UNMARRIED AND MONDRAY T. MATTHEWS, UNMARRIED, AS TENANTS IN COMMON, WITH EXPRESSED RIGHTS OF SURVIVORSHIP**, 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:

Land in Davidson County, Tennessee, being all of Lot No. 55, on the Revised Final Plat for Section 4, Shannon Place Subdivision, as shown by plat appearing of record in Instrument No. 20010423-0004003, and amended in Instrument. No. 20010502-0044879, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being a part of the same property conveyed to Terry McDonald and wife, Rachel McDonald by Warranty Deed dated May 1, 2001 of record in Instrument No. 20010503-0045518, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20010328-0030046; Charter for Shannon Place Homeowners' Association of record in Instrument No. 20010328-0030047; Storm Water Detention Agreement of record in Instrument No. 20010328-0030045, any and all matters shown on plat of record in Instrument No. 20010423-0004003, and amended in Instrument. No. 20010502-0044879; and any and all matters of record; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 732 Shandale Drive, Madison, TN 37115
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 15th day of April, 2004.

Terry McDonald

Rachel McDonald

Rachel McDonald

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Terry McDonald and wife, Rachel McDonald who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 15th day of April, 2004.

Notary Public

My Commission Expires: 7-23-05

(SEAL)

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076