ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Ruth B. Smith	New Owner	MAP and PARCEL
301 Autumn Chase Drive		84-4 A 301 CO
Nashville, TN 37214		

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

Davidson County DEEDWARR
Recvd: 07/22/04 14:42 2pgs
Fees:13.00 Taxes:606.80

20040722-0087926

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Dina B. McDonald, Trustee U/A/D October 1, 1998, of The McDonald Revocable Living Trust Agreement** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Ruth B. Smith, an unmarried person** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

Unit No. 301 of Autumn Chase Condominiums, a Horizontal Property Regime, located on McGavock Pike, Nashville, Davidson County, Tennessee, as shown on the Plat of Autumn Chase Condominiums, recorded as Exhibit "A", and described in a Master Deed and Declaration of Covenants, Conditions, and Restrictions of record in Book 7718, Page 418, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictions, conditions, and regulations imposed upon and relating to the property, apartments, owners and tenants of Autumn Chase Condominiums, contained in the Master Deed and By-Laws appended thereto, of record in Book 7718, Page 418, said Register's Office, are incorporated in this deed by reference and made a part of the same as though copied herein.

Being the same property conveyed to Dina B. McDonald, Trustee U/A/D October 1, 1998, of The McDonald Revocable Living Trust Agreement and any successors in trust, by Warranty Deed dated May 31, 2001, from Jimmy L. Sparkman, unmarried, of record in Instrument No. 20010606-0059156, Register's Office for Davidson County, Tennessee.

This is property with a common address of 301 Autumn Chase Drive, Nashville, TN 37214.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: **(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) Restrictive Covenants of record in Book 7499, Page 227, said Register's Office; (3) Master Deed of record in Book 7718, Page 418, said Register's Office; (4) Easements of record in Book 7499, Page 227; Book 6695, Page 7; Book 6910, Page 605; Book 7240, Page 692, said Register's Office; (5) Charter of record in Book 7728, Page 111, said Register's Office; (6) Deed & Sewer Easement of record in Book 6113, Page 475, said Register's Office.**

Property is sold "AS IS" subject to acceptable inspection of property after Seller surrenders possession.

The McDonald Revocable Living Trust Agreement Dated October 1, 1998, is one and the same ad the Dina B. McDonald Revocable Living Trust Agreement.

[**STATE OF TENNESSEE**]
[**COUNTY OF DAVIDSON**]
[The actual consideration or value, whichever is greater for this]
[transfer is $164,000.00]
[ ]
[Affiant]
[Subscribed and sworn before me this 21st day of July, 2004.]
[ ]
[My Commission Expires: 1/28/2006 Notary Public]

My Commission Expires JAN. 28, 2006

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, Grantees' successors and assigns, forever.

And Grantors do covenant with the 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 set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **21st** day of **July, 2004**.

THE MCDONALD REVOCABLE LIVING TRUST AGREEMENT DATED OCTOBER 1, 1998

Dina B. McDonald, Trustee

Dina B. McDonald, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON&

Before me, the undersigned authority, a notary public in and for said county and state, personally appeared **DINA B. McDONALD,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who upon oath acknowledged herself to be the Trustee of THE McDONALD REVOCABLE LIVING TRUST AGREEMENT DATED OCTOBER 1, 1998, the within named bargainor, that she as such Trustee, executed the foregoing instrument for the purposes therein contained, by signing her name as the Trustee for THE McDONALD REVOCABLE LIVING TRUST AGREEMENT DATED OCTOBER 1, 1998.

Witness my hand and official seal at office, this 21st day of July 2004.

Notary Public
My Commission Expires: 1/28/2006

My Commission Expires JAN. 28, 2006

File No. 0407-126.WD