File #200450249

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 129,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of July, 2004.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires SEPT. 22, 2007 (AFFIX SEAL)

JULIA A. HIRT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**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 |
|---|---|---|
| Rush King and LaDonna King | Homecomings Financial Network, Inc. | Map 43-1-A |
| (NAME) | (NAME) | |
| 736 Shandale Drive | 2101 Rexford Road, Ste. 168-W | Parcel 010.00 |
| (ADDRESS) | (ADDRESS) | |
| Madison TN 37115 | Charlotte, NC 28211 | |
| (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 **RUSH KING AND LADONNA KING 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:

Land in Davidson County, Tennessee, being all of Lot No. 56, on the Revised Final Plat for Section 4, Shannon Place Subdivision, as shown by plat appearing of record in Instrument No. 20010502-0044879, revising Instrument No. 20010423-0040003 (erroneously cited as Instrument No. 20010423-0004003 in prior deed), 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 of Shannon Place Homeowners' Association of record in Instrument No. 20010328-0030047; Storm Water Detention Agreement of record in Instrument No. 20010328-0030045; all matters shown on plat of record in Instrument No. 20010502-0044879, revising Instrument No. 20010423-0040003; 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 736 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.

Davidson County DEEDWARR
Recvd: 07/29/04 11:23 2pgs
Fees:13.00 Taxes:479.15
20040729-0090852

**Witness our hands this 27th day of July, 2004.**

Terry 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 27th day of July, 2004.**

Notary Public

My Commission Expires: _____

(SEAL)

JULIA A. HIRT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

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