Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 107
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is ~~$203,000.00~~ $279,750.00 $279,750.00

Affiant

Subscribed and sworn to before me, this 21st day of March, 2005.

Notary Public
My commission expires: 9/28/08

BARBARA KEMRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 03/31/05 15:50 2 pg
Fees:13.00 Taxes:1035.08

20050331-0035189

07-0503-81807

Address of New Owner:	Send Tax Bills to:	Tax Information
Bobby Atkinson 701 Vauxhall Drive Nashville TN 37221	SAME	141-15-0-D4.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **William McCoy Donaldson, married,** hereinafter referred to as Grantor, has bargained and sold, and do hereby transfer and convey to **Bobby Atkinson and wife, Jocelyn Atkinson**, hereinafter called the Grantees, their successors 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 Lot 164 on the Plan of Phase III D, Sheffield On The Harpeth, of record in Book 7900, Pages 710 and 712, amended in Book 10015, Page 174, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William McCoy Donaldson by deed from Troy H. Tompkins and wife, Stacie L. Tompkins, of record in Instrument No. 20010917-0100388, Register's Office for Davidson County, Tennessee.

Mary Donaldson, wife of William McCoy Donaldson, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 701 Vauxhall Drive, Nashville, TN 37221

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised 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. Grantor does further covenant and bind ourselves, our heirs, successors, assigns and representatives, 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.

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 hand this 29th day of March, 2005.

William McCoy Donaldson

Mary Donaldson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **William McCoy Donaldson and Mary Donaldson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 29th day of March, 2005.

Catherine R. Vass
State of Tennessee at Large

My Commission expires: 5/24/08

