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This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050239

Davidson County DEEDWARR
Recvd: 05/20/05 14:19 2 pg
Fees:13.00 Taxes:1154.40
20050520-0057298

Send Tax Bills To:
New Owner

New Owner is:
Charles R. Pike
4625 Sterling Cross
Nashville, TN 37211

MAP: 172-14-O-B
PARCEL: 40.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Michael Hartley MacDonald and Anne Marie Fuller MacDonald**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Charles R. Pike** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Phase I, Section I, Winfield Park, of record in Book 9700, Pages 765 through 768, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Michael Hartley MacDonald and wife, Anne Marie Fuller MacDonald by Deed from Turnberry Homes, LLC dated 09/10/99, recorded 09/15/99, in Book 11662, page 532, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

AMM Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives

to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 18th day of May, 2005.

GRANTOR:

Michael Hartley MacDonald

Anne Marie Fuller MacDonald per

Anne Marie Fuller MacDonald

by Michael Hartley MacDonald As Atty in fact

as Attorney-in-Fact

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Michael Hartley MacDonald**, with whom I am personally acquainted, and to me known to be the person who executed the foregoing (DEED) instrument and/on behalf of Michael Hartley MacDonald and Anne Marie Fuller MacDonald and who acknowledged that he executed the same as free act and deed of the said Michael Hartley MacDonald and Anne Marie Fuller MacDonald and for the purpose therein contained by virtue of the one certain Power of Attorney duly executed by the said Anne Marie Fuller MacDonald, and appearing of record in Instrument No. 20050520 0057297, of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 18th day of May, 2005.

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES JULY 19, 2008

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $312,000.00.

Affiant

SWORN TO and subscribed before me this 18th day of May, 2005.

AMY LEATHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My commission expires: 9/30/08