Davidson County DEEDWARR
Recvd: 06/06/05 13:56 2 pgs
Fees:13.00 Taxes:364.45

20050606-0064288

Realty 48A

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 $98,500.00

Affiant

Subscribed and sworn to before me, this 27th day of May, 2005.

CATHERINE R. VASS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

Notary Public
My commission expires: 5/14/2008

07-0505-81971

Address of New Owner:	Send Tax Bills to:	Tax Information
David J. McDonald	1st Trust Bank for Savings	150-03-0-414.00
2904 Sheana Way	6525 Quail Hollow Road	
Antioch TN 37013	Memphis, TN 38120	

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, **Wendy E. Dawson, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **David J. McDonald**, 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 No. 104B, Zone Lot Division of Lot 105 Chelsea of Priest Lake, Section 2A and Lot 104 Chelsea of Priest Lake, Section 2B, of record in Plat Book 6250, Page 977, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Wendy E. Dawson, unmarried, by Warranty Deed from Stacy E. Stroh, unmarried n/k/a Stacy Warpool, married, dated October 29, 2001, of record in Instrument Number 20011106-0121950, Register's Office for Davidson County, Tennessee.

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 2904 Sheana Way, Antioch, TN 37013

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. Grantors covenant with Grantees that Grantors are 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. Grantors do 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 27th day of May, 2005.

Wendy E. Dawson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand in Franklin, TN, this 27th day of May, 2005.

Catherine R. Vass
State of Tennessee at Large

My Commission expires 05/24/08

