THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter Morgan & Patterson **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** FTEC File No. 24539	The actual consideration or value, whichever is greater, for this transfer is: $50,000.00. Vera N. McDonald Affiant Subscribed and sworn to before me this 29th day of July, 2005. Notary Public My Commission Expires:
Record & Return To:	

Davidson County DEEDWARR
Recvd: 08/05/05 07:54 2 pgs
Fees:13.00 Taxes:185.00

20050805-0092106

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Karen Anderson 2915 Highland View Drive Nashville, TN 37207	1st Trust Bank P.O. Box 17257 Memphis, TN 38187	July 19, 2009 Map No.060.12-0 Parcel No. 013.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Vera McDonald, a/k/a Vera N. McDonald, Unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Karen Anderson** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2915 Highland View Drive, Nashville, TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of July, 2005.

Vera N. McDonald
Vera N. McDonald

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Vera N. McDonald**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of July, 2005.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2009

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lots Nos. 17 and 18, Block "B" on the Plan of Highland Park, as of record in Plat Book 974, page 33, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Vera McDonald by deed dated November 12, 2004 from Wayne McDonald of record in Instrument No. 20050428-0047513, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 974, page 33, Register's Office for Davidson County, Tennessee.