Return to: Founders TItle and Escrow, LLC
1912 21st AVenue South
Nashville, TN 37212

BOX 19-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/04/05 11:06 2 pgs
Fees:13.00 Taxes:370.00

20051004-0119148

G-C21-05-2106

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF September, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

BRENDA S. LANE
NOTARY PUBLIC
STATE OF TENNESSEE
EXP. 5/23/06
DICKSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS. (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Niel McDonald	Countrywide Home Loans	
2506 Shadow Lane (ADDRESS)	(NAME) 750 Old Hickory Blvd	
Nashville, Tennessee 37216 (CITY) (STATE) (ZIP)	(ADDRESS) Brentwood, TN 37027 (CITY) (STATE) (ZIP)	73-10 9.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOHN O. FERNANDEZ, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto NIEL MCDONALD AND KAY MCDONALD, hereinafter called the Grantee(s), their heirs and assigns, that 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. 91 ON THE PLAN OF GIBSON HEIGHTS, OF RECORD IN BOOK 1835, PAGE 133, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 91 FRONTS 75 FEET ON THE EASTERLY SIDE OF SHADOW LANE AND RUNS BACK 214.06 FEET ON THE NORTHERLY LINE AND 210.45 FEET ON THE SOUTHERLY LINE TO A DEAD LINE, MEASURING 75.1 FEET THEREON.

Lisa T. Fernandez joins herein to convey any and all marital interest she may have in the above-described property.

BEING THE SAME PROPERTY CONVEYED TO JOHN O. FERNANDEZ, MARRIED BY WARRANTY DEED FROM TERRY LEE DUNN AND WIFE, TAMMY DUNN, RECORDED ON THE 12TH DAY OF MARCH, 1998 IN DEED BOOK 10835, PAGE 115, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to a) 2005 property taxes; b) plat of record in Book 1835, Page 133; said register's office; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved (X) property, known as 2506 Shadow Lane, Nashville, Tennessee 37216
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 28th day of September, 2005.

John O. Fernandez By: Lisa T. Fernandez, Attorney in Fact.
John O. Fernandez by Lisa T. Fernandez, Attorney in Fact

Lisa T. Fernandez
Lisa T. Fernandez

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lisa T. Fernandez, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of September, 2005.

Notary Public

My Commission Expires:

(SEAL)

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires APRIL 25, 2006

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Lisa T. Fernandez, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of John O. Fernandez and acknowledged that he/she executed the same as the free act and deed of the said John O. Fernandez.

Witness my hand and official seal at Davidson County
on this the 28th day of September, 2005.

NOTARY PUBLIC

My Commission Expires: 4-25-06

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires APRIL 25, 2006

~~RETURN TO~~:

~~2012 21st~~ Avenue South
Nashville, TN 37212

615.383.2903