Name and Address of New Owners:

Patricia Potter McDonald
4505 Harding Road, Unit 118
Nashville, TN 37205

Send Tax Bills To:

Same

Prepared by:

David W. McMackin
5200 Maryland Way, Suite 112
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater for this transfer is $200,000.00

Affiant

Subscribed and sworn to before me on this 12th day of December, 2005.

Notary Public

My Commission Expires: 2/20/08

JULIE WILBANKS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Map & Parcel No.
116.030-B-118.00CO

Davidson County DEEDWARR
Recvd: 12/19/05 13:39 2 pgs
Fees:13.00 Taxes:740.00
20051219-0151989

# WARRANTY DEED

For and in consideration of the sum of TEN AND NO/120 DOLLARS ($12.00), and other good and valuable consideration to said Grantors paid by the Grantee named herein, the receipt of which is hereby acknowledged, Rodney Stephen French and Mary Kelley French, husband and wife,, (herein called "Grantors"), has GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto Patricia Potter McDonald, (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

CONDO: Land located in Davidson County, Tennessee, being more particularly described as follows:

Being all of Unit No. 118, on the plan of Royal Oaks Apartments, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5282, Page 972, and amended in Book 5673, page 622, Registers Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Royal Oaks Apartments Condominium, for a more complete identification and description of said unit as of record in Plat Book 5200, Page 45, Registers Office for Davidson County, Tennessee, to which plan is hereby made for a more complete and accurate legal description. Said Unit is also known as Apartment No. 118.

Being the same property conveyed to Rodney Steven French and Mary Kelly French, husband and wife by Warranty Deed dated 09/30/2003 of record in Instrument No. 20031001-0145008, Page, said Register's Office.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns forever. Grantors covenants that he 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 for current year real estate taxes.

**GRANTORS further covenant** and bind themselves and their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, her heirs and assigns, against the lawful claims of all persons.

**WITNESS** our hands on this 12th day of December, 2005.

Rodney Stephen French

Rodney Stephen French

Mary Kelley French

Mary Kelley French

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rodney Stephen French and Mary Kelley French, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of December, 2005.

Julie Wilbanks

Notary Public

My Commission Expires: 2/20/08

(SEAL)

JULIE WILBANKS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.