THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

Return to: Baldwin Land Title, PLLC
51 Century Blvd. Ste. 308
Nashville, TN 37214

SEND TAX BILLS TO:
Prime Trust Bank
PO Box 210618
Nashville, TN 37221

Davidson County DEEDWARR
Recvd: 02/17/06 10:26 2 pgs
Fees:13.00 Taxes:562.40

20060217-0019239

MAP PARCEL NUMBERS
Map & Parcel No: 85.11-0-95.00

WARRANTY DEED

THIS INDENTURE, made and entered into this **13th** day of February, **2006**, by and between **Betty G. Adamson**, unmarried, party of the first part, and **C. Brian McDonald and Julie D McDonald, husband and wife**, party of the second part,

WITNESSETH: That for and in consideration of **$152,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO WIT:

Being Lot No. 73 on the Plan of Stanford Country Club Estates, Section III, of record in Book 2900, page 67, Register's Office for said County.

Said Lot No. 73 fronts 88 feet on the east side of Jenry Drive and runs back 232.39 feet on the northerly line and 262.53 feet on the southerly line to a dead line in the rear on which it measures 111.57 feet.

BEING the same property conveyed to Betty G. Adamson, a widow by deed from Robert M. Wilson and wife, Jane M. Wilson, of record in Book/Instrument No. 4323, page 836 Register's Office, Davidson County, Tennessee, dated 4/05/69 and recorded 4/08/69.

The above referenced property is also known as 3065 Jenry Drive, Nashville, TN 37214.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Plat Book 6900, page 67; Restrictive Covenants, Restrictions, Declarations of Covenants, Conditions and Restrictions of record in Book/Instrument No. 9847, page 694; any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Betty G. Adamson by
Betty G. Adamson, by Belinda G. Adamson, attorney in fact
Belinda G. Adamson
Attorney-in-Fact

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Belinda G. Adamson, who is the attorney in fact for Betty G. Adamson as per a Limited Power of Attorney recorded simultaneously herewith,** to me known to be the person described in and who executed the foregoing instrument on behalf of Betty G. Adamson, and acknowledged that she executed the same with full and proper authority for the purposes therein contained on behalf of Betty G. Adamson as her Attorney in Fact.

WITNESS my hand and Notarial Seal at office this 13th day of February, **2006.**

My commission expires 1-27-07

Notary Public

TISHA C. BALDWIN ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON COUNTY, TENNESSEE

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$152,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 13th day of February, **2006**.

NOTARY PUBLIC

My commission expires: 1-27-07

TISHA C. BALDWIN ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON COUNTY, TENNESSEE

PROPERTY ADDRESS:
3065 Jenry Drive
Nashville, TN 37214

Name and address of new owner:
C. Brian and Julie D. McDonald
3065 Jenry Drive
Nashville, TN 37214