03

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $299,000.00

Allison E. Wadley
Affiant

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

Subscribed and sworn to before me, this 31st day of March, 2006.

Diane K. Mann
Notary Public
My commission expires: 02/22/09

03-0602-33441

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Allison E. Wadley 4301 Utah Avenue Nashville TN 37209	NEW OWNER	103-04-0-185.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Charlotte A. Donahey, unmarried, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Allison E. Wadley, hereinafter called the Grantee, her 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. 1, on the Plan of Resubdivision of Lot 90, West End Annex, of record in Book 332, Page 61 and revised in Instrument No. 20050322-0031181, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charlotte A. Donahey and father, Thomas W. Ayers, by deed from Jasper F. Acuff, of record in Book 6274, Page 900, Register's Office for Davidson County, Tennessee. Charlotte A. Donahey and father, Thomas W. Ayers and wife, Patricia C. Ayers, conveyed their interest to Charlotte A. Donahey by deed, of record in Book 6400, Page 528, 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 4301 Utah Avenue, Nashville, TN 37209

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, her heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, her 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.

Davidson County DEEDWARR
Recvd: 04/06/06 14:08 2 pgs
Fees:13.00 Taxes:1106.30

20060406-0039845

WITNESS my hand this 30th day of March, 2006.

Charlotte A. Donahey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Charlotte A. Donahey, 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 Nashville, TN, this 30th day of March, 2006.

Diane K. Mann
State of Tennessee at Large



My Commission expires 02/22/09