THIS INSTRUMENT PREPARED BY:
1st Advantage Title & Escrow, LLC
1305 16th Ave S., 2nd Floor
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 05/17/06 09:53 2 pgs
Fees:13.00 Taxes:333.00
20060517-0057576

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Donald McDonald 1910 Fatherland St Nashville, TN 37206	Donald McDonald 1910 Fatherland St Nashville, TN 37206	083-14-0-227.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **GERALD C. FINNEY, III, a single person** hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **DONALD MCDONALD AND WIFE, KAREN MCDONALD**, as joint tenants with right of survivorship, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in the **DAVIDSON** County, State of Tennessee, described as follows, to-wit:

Described land situated in Nashville, Davidson County, Tennessee, being part of Lot No. 5 in Block C in Priest Home Place Subdivision, a plan of which is of record in Book 161, page 102, Register's Office for Davidson County, Tennessee. Said part of Lot No. 5 fronts 40 feet on the South side of Fatherland Street, formerly Van Sinderin Street, beginning at the Northwest corner of Lot No. 5; running thence southwardly with the line between Lots 5 and 6 on said plan 150 feet to an alley; thence easterly 50 feet with North margin of said alley to the line between Lots 4 and 5, 50 feet to a point; thence westerly and parallel with line between Lots 4 and 5, 100 feet to the South margin of Fatherland Street; thence westerly with the south margin of Fatherland Street 40 feet to the beginning.

Being the same property conveyed to Gerald C. Finney, III a single man from Donald McDonald and wife, Karen McDonald by deed dated 2/4/05 of record in Instrument No. 20050207-0013804, said Register's Office.

This is improved property known as: **1910 Fatherland St, Nashville, TN 37206**

TO HAVE AND TO HOLD, the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 our hands this 15th day of May, 2006.

GERALD C. FINNEY, III

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a notary in and for the state above, personally appeared the within named Gerald C Finney III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who. upon oath, acknowledged himself to be the within named bargainor and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 15th day of May, 2006.

NOTARY PUBLIC

My commission expires: 6/15/09

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$90,000.00.**

AFFIANT

Subscribed and sworn to before me this 15th day of May, 2006.

NOTARY PUBLIC

My Commission Expires: 6/15/09

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY