WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/31/06 09:30 3 pgs
Fees:18.00 Taxes:123.95

20060531-0063581

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$33,500.00**

Thomas R. McDonald
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE **26TH DAY OF MAY, 2006.**

R. Scott Smith
NOTARY PUBLIC

MY COMMISION EXPIRES 1-23-2010
(AFFIX SEAL)

R. SCOTT SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires January 23, 2010

THIS INSTRUMENT WAS PREPARED BY
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 202, Madison, TN 37115

Address New Owner(s) As Follows:	***Send Tax Bills To:***	Map and Parcel Number:
Thomas R. McDonald	**same**	**91.11-67.00**
4906 Illinois Avenue		
Nashville, TN 37209		

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, WE,

Lenore M. Rosenblatt, an unmarried woman,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

Thomas R. McDonald, an unmarried man,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davidson** COUNTY, STATE OF **Tennessee,** DESCRIBED AS FOLLOWS, TO-WIT:

See attached legal Exhibit "A"

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2006 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

All NO COVERAGE IS AFFORDED AS TO THE EXACT AMOUNT OF ACREAGE OR SQUARE FOOTAGE CONTAINED WTIHIN THE PROPERTY HEREIN DESCRIBED.

All All matters on the Plan of Record in Plat Book 57, pages 74 & 75, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

( ) Improved
This (X) Unimproved property is known as: **4906 Illinois 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 GRANTEES, their heirs and assigns forever; and we do not 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 ever defend the title to the said land to the said GRANTEES, 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 hand this **26th** day of **May, 2006**.

Lenore M. Rosenblatt

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Lenore M. Rosenblatt**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, TN

This 26th day of May, 2006.

Notary Public

My Commission Expires: 1-23-2010

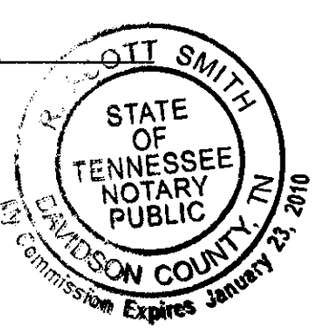


Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 809 and the easterly one half of Lot No. 811 of Block 122, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 809 and part of Lot No. 811 front together 37 1/2 feet on the northerly side of Illinois Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Lenore M. Rosenblatt, by Quitclaim Deed from Lorene Kelly and Bobby Kelly, dated 11/30/04 and filed for record 12/21/04 in Instrument No. 20041221-0151639, Register's Office for Davidson County, Tennessee.