Box 17

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/20/06 11:54 3 pgs
Fees:18.00 Taxes:462.50

20060720-0087666

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

Mary A Weatherly
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF July 2006

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 11/14/09
(AFFIX SEAL)

LAURA A. BEASLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary A. Weatherly (NAME)	same (NAME)	MAP 53-16
126 Rifle Range (ADDRESS)	(ADDRESS)	PARCEL 276
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Ann McDonald, unmarried

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

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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, and more particularly described according to a survey by R. L Montoya, TN R.L.S. No. 697, dated March 20, 2006, as follows:

Beginning at an iron rod in the south margin of Rifle Range Road this being the northeast corner of this particular tract of land conveyed to Howard and Ann McDonald by deed and recorded in Book 9947, page 162, R.O.D.C., TN, and also being the southeast corner of Lot No. #1 of the Range Heights Subdivision, recorded in Plat Book 8250, page 752, R.O.D.C., TN, following along this described margin 48.37 feet with a curve to the left, having a radius of 245.00 to an iron rod set in said described margin; thence, South 77 deg. 10' 46" East, 74.24 feet to an iron rod set in said described margin and this being also the west margin of Charlie Gann Road; thence, South 12 deg. 49' 28" West, 54.47 feet to an iron rod (new), set in this said described west margin of Charlie Gann Road; thence with a curve to the right 70.98 feet, having a radius of 180.00 to an X in the concrete drive this being the southwest corner of this herein described tract of land and also the southeast corner of Lot #30, of the Range Heights Subdivision, recorded in Plat Book 8250, page 936, R.O.D.C., TN; thence, North 54 deg. 34' 56" West, 134.14 feet to an iron rod (old), this being the northwest corner of this herein described tract of land and the southwest corner of Lot #1 of the Range Heights

CONTINUED

unimproved ( )
This is improved (X) property, known as 126 Rifle Range, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 19th day of July, 2006

Ann McDonald

Ann McDonald

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ann McDonald

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 19th day of July 2006.

Commission expires 11/14/09

Laura A. Beasley
Notary Public

LAURI A. BEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

Subdivision as previously mentioned; thence North 24 deg. 07' 53" East, 78.36 feet to the point of beginning, containing 13,071.6 square feet and/or 0.30 acres more or less.

Being part of the same property conveyed to Howard McDonald and wife, Ann McDonald by deed dated 8/11/95 from Melinda Sumner Barry, Rebecca Ann Sumner, Jason Derrick Sumner, Carol Lynn Sumner Edge, Jimmie Coleman James, Jr., Martha I. Sumner and Geneva Lousie Newberry Dotson of record in Book 9762, page 748, and by Deed of Correction dated 1/29/06 of record in Book 9947, page 162, Register's Office for Davidson County, TN. The said Howard McDonald having since died and the property vested in Ann McDonald by estate by the entireties.

This conveyance is subject to any and all existing easements of record.

Subject to restrictions as to setback lines and sewer line rights as set out in deed of reocrd in Book 989, page 214, said Register's Office.

Subject to sewer easement of record in Book 9027, page 170, said Register's Office.

Taxes for the year 2006 are prorated and assumed by the Grantee(s) herein.