This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite ~~150~~ Seven Springs I
Brentwood, Tennessee 37027
6060504

BOX 13
11891

Send Tax Bills To:
New Owner

Davidson County DEEDWARR
Recvd: 08/03/06 14:37 2 pgs
Fees:13.00 Taxes:536.50

20060803-0095002

New Owner is:
Lydia McDonald
725 Kaeden Pointe Court
Antioch, TN 37013

MAP: 150-09-0B
PARCEL: 009.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Roger W. Nutt and wife, Susan Nutt**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Lydia McDonald, an unmarried person**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, State ofTennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot # 9, on the First Revision of Forest Pointe, single family, Phase One, of record in Plat Book 9700, Page 92, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Roger W. Nutt and wife, Susan Nutt by Warranty Deed from Michael M. Walsh, II and wife Nancy Walsh, of record in Instrument # 20040602-0064488. Register's Office for Davidson County, Tennessee, dated , May 26, 2004 and recorded , June 2, 2004. See also Deed in Book 10217, Page 549.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

RWN
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 28 day of July, 2006.

GRANTOR:

Roger W. Nutt

Roger W. Nutt

Susan Nutt

Susan Nutt

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Roger W. Nutt and wife, Susan Nutt**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 28 day of July, 2006.

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC

Notary Public

My Commission Expires: MY COMMISSION EXPIRES JULY 19, 2008

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $145,000.00.

Affiant

SWORN TO and subscribed before me this 28 day of July, 2006.

Heidi Jo Clayton

NOTARY PUBLIC

Heidi Jo Clayton Notary Public My Comm. Exp 07/25/09 State Of TENNESSEE Davidson County

My commission expires: 7/25/09