Return to:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD SOUTH
MADISON, TN 37115

07/27/06 JRR/aw

This instrument prepared by:

JOHN R. REYNOLDS (#2522)
Attorney at Law
Suite 2702, The Office Tower
611 Commerce Street
P. O. Box 190481
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Tel: (615) 256-2694
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Davidson County DEEDWARR
Recvd: 08/03/06 15:56 4 pgs
Fees:23.00 Taxes:129.50
20060803-0095175

NOTE TO REGISTER: Upon recording, please return the recorded instrument to: JOHN R. REYNOLDS, Attorney at Law, Suite 2702, The Office Tower, 611 Commerce Street, P. O. Box 190481, Nashville TN 37219-0481

WARRANTY DEED

Address New Owner(s) as follows: **TERRY McDONALD and wife, RACHEL McDONALD,**

Name and Address of the person or entity responsible for payment of real property taxes: Terry McDonald and wife, Rachel McDonald, 224 Ashawn Blvd., Old Hickory, TN 37138

Map/Group/Parcel No. **052-01-234.00**, Field Book No. **11D-77275**

For and in consideration of the sum of **THIRTY FIVE THOUSAND ($35,000.00) DOLLARS**, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, we, **JAMES E. LUNSFORD and wife, RUTH LUNSFORD, and JOAN BOWKER LUNSFORD**, hereinafter referred to as Grantors, have bargained and sold, and by these presents do hereby transfer and convey to **TERRY McDONALD and wife, RACHEL McDONALD**, their heirs and assigns, hereinafter referred to as Grantees, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

This is **improved** property known as **710 Oakdell Avenue, Madison, Davidson County, Tennessee 37115.**

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, **TERRY McDONALD and wife, RACHEL McDONALD, their** heirs and assigns, forever; and Grantors do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as stated herein. Grantors further covenant and bind themselves/their heirs and representatives, to

warrant and forever defend the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Title to the herein described real property is vested in **JAMES E. LUNSFORD and JOAN BOWKER LUNSFORD. RUTH LUNSFORD**, wife of **JAMES E. LUNSFORD**, for the consideration stated herein, joins herein for the purpose of granting, bargaining, selling, conveying and confirming, and does hereby grant, bargain, sell, convey and confirm unto the said Grantee, his heirs and assigns, all right, title and interest of every kind, character and description whatsoever which she now has or hereafter may acquire by virtue of her marriage, including, but not limited to, homestead and any interest in the herein described real property as all or a part of any elective share of a surviving spouse, both as provided by the laws of the State of Tennessee; but the said **RUTH LUNSFORD** does not join in the covenants and warranties of seisen, title and encumbrances.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 31st day of July 2006.

James E. Lunsford
JAMES E. LUNSFORD

Ruth Lunsford
RUTH LUNSFORD

Joan Bowker-Lunsford
JOAN BOWKER LUNSFORD

STATE OF Florida

COUNTY OF Columbia

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **JAMES E. LUNSFORD and wife, RUTH LUNSFORD,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Lake City, Fl, this 27th day of July 2006.

Jo Ann Kirby Notary Public

My commission expires _____

Jo Ann Kirby
Commission # DD310308
Expires May 17, 2008
Bonded Troy Fain - Insurance, Inc. 800-385-7019

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **JOAN BOWKER LUNSFORD**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of July 2006.

Howard M. Skipworth Notary Public

My commission expires _____

HOWARD M. SKIPWORTH
NOTARY PUBLIC AT LARGE
DAVIDSON CO. TENN.
MY COMMISSION EXP. JANUARY 26, 2008

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer, is $**35,000.00**.

Terry L. McDonald Affiant

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

Howard M. Skipworth Notary Public

My commission expires _____

HOWARD M. SKIPWORTH
NOTARY PUBLIC AT LARGE
DAVIDSON CO. TENN.
MY COMMISSION EXP. JANUARY 26, 2008

EXHIBIT A

710 Oakdell Avenue, Madison,
Davidson County, Tennessee 37115
Map-Parcel No. **52-1-234**
Field Book No. **11D-77275**

Land in Davidson County, Tennessee, described as follows:

Being Lot No. **18** of Block "A" on the Map of Power and Roth's Subdivision, as of record in Book 843, page 75, Register's Office for Davidson County, Tennessee.

Said Lot No. **18** fronts 50 feet on the west side of Oakdell Avenue and runs back between parallel lines to a dead line.

Being the same property vested in **NORA LUNSFORD, TOMMY MARVIN LUNSFORD and SHELBY JEAN LUNSFORD,** for and during their natural lives and at their deaths to **JAMES E. LUNSFORD and MELVIN EUGENE LUNSFORD, tenants in common,** by Quitclaim Deed from **JOHN R. REYNOLDS, TRUSTEE,** and shown of record in Book **6480,** page **658,** Register's Office for **Davidson** County, Tennessee.

The said Melvin Eugene Lunsford died intestate on 07 July 1994, with his only heir at law his surviving spouse, Joan Bowker Lunsford.

Nora Lunsford died 17 April 1995.

Tommy Marvin Lunsford died 15 June 2005.

Shelby Jean Lunsford died 10 November 2005.