NAME AND ADDRESS OF NEW OWNERS:
Keith Ricardo McDonald and
Roda Dawn McDonald
837 Bishopsgate
Antioch, TN 37013

PREPARED BY:
Master Title, LLC
745 S. Church Street
Suite 405, Belmont Park
Murfreesboro, TN 37130

SEND TAX BILLS TO:
FMF Capital LLC
25 Century Century Blvd.
Suite 606
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 08/04/06 09:34 2 pgs
Fees:13.00 Taxes:573.50
20060804-0095427

WARRANTY DEED

(Map/Parcel: 149-2-O-B)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Cynthia L. Street and Jeffrey Scott Street** has bargained and sold and do hereby transfer and convey unto **Keith McDonald and wife, Roda McDonald**, their heirs and assigns, forever, that certain property located and situated in **Davidson County, Tennessee**, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 132 on the Plan of Phase II, Piccadilly Square, as of record in Book 6250, page 92, 93, and 94, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Cynthia L. Street and husband Jeffrey Scott Street from Cheryl A. Myint and Michael E. Byron, both unmarried, by Warranty Deed dated January 31, 2003, recorded February 12, 2003, as Instrument Number 20030212-0019108, of the Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 6236, Page 683; Book 6236, Page 730; as amended in Book 6295, Page 506; Book 6295, Page 520; Book 6295, Page 534; Book 6300, Page 409; Book 6306, Page 833; Book 6496, Page 100; Book 6496, Page 107; Book 6496, Page 114; Book 6518, Page 184; Book 6518, Page 190; and Book 6830, Page 739; Information Brochure of record in Book 6236, Page 726; as amended in Book 6295, Page 596; Book 6295, Page 602; and Book 6300, Page 439; By-Laws of record in 6236. Page 708; as amended in Book 6295, Page 572; Book 6295, Page 580; Book 6295; Page 588; and Book 6300, Page 431; Articles of Incorporation for Charter for Homeowners' Association of record in Book 6236, Page 703; as amended in Book 6295, Page 548; Book 6295, Page 556; Book 6295, Page 564; Book 6300, Page 423; Book 7288, Page 964; Sanitary Sewer and Water Easement of record in Book 6186, Page 238; Book 6251, Page 616; Book 6271, Page 187; Book 6331, Page 401; Book 6530, Page 823; and Book 7389, Page 189; Charter for Homeowner's Association of record in Book 7288, Page 963; Waterline easement of record in Book 7389, Page 213; Powerline easement of record in Book 6298, Page 491, all of the said Register's Office.

Property is known as 837 Bishopsgate, Antioch, TN 37013

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate and title thereunto belonging unto the said Grantee, their heirs and assigns, forever.

The undersigned convenants with the said grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that the same is unencumbered except as noted herein and for the 2006 real property taxes which will be prorated at closing.

The undersigned further covenants and binds their successors and assigns, to forever warrant and defend the title to said real estate unto the said grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND AND SIGNATURE on this 1st day of **August, 2006.**

Cynthia L. Street

Jeffrey Scott Street

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Cynthia L. Street and Jeffrey Scott Street**, the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL, this 1st day of **August, 2006.**

My Commission Expires:

My Commission Expires
November 22, 2009

ELIZABETH A. DUNKERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater if **$155,000.00,** which amount if equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

SUBSCRIBED AND SWORN TO before me this 1st th day of **August 2006.**

Affiant

My Commission Expires:

My Commission Expires
November 22, 2009

ELIZABETH A. DUNKERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

20060215