Davidson County DEEDWARR
Recvd: 02/05/07 13:41 2 pgs
Fees:13.00 Taxes:481.00

20070205-0014870

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $130,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of February, 2007.

Notary Public

My Commission Expires: 9-19-09

DAVID ROETGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
Dana Donaldson 257 Dupont Avenue Madison, TN 37115	New Owner	04309017100

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **John Van Mater and wife, Lisa Van Mater**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Dana Donaldson**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 25 of Block "C", Woodlawn Estates, a plan of which is filed for record in Book 843, Page 82, 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 John Van Mater and wife, Lisa Van Mater, by Warranty Deed from Mary Louise Bergeron, dated May 24, 2006, recorded June 2, 2006, in Instrument Number 20060602-0065029, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

Taxes and assessments for the year 2007 and subsequent years.

Subject to conditions, easements, restrictions, and/or building set-back lines that appears on the plat of record in Plat Book 843, Page 82, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 1195, Page 270 and Book 971, Page 567, Register's Office for Davidson County, Tennessee.

2007 Davidson County taxes $984.75 a lien not yet due and payable.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 257 Dupont Avenue, Madison, TN 37115

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 1st day of February, 2007.

John Van Mater

Lisa Van Mater

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **John Van Mater and Lisa Van Mater**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 1st day of February, 2007.

Commission Expires: 12/09/08

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-5
Hendersonville, TN 37075