


|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$144,900.00
|Katrice Donaldson MY COMMISSION EXPIRES:
|Affiant JAN 26, 2008
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|27 DAY OF February, 2007.
| Donna C. Pionk
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES:
| (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 03/05/07 09:12 2 pgs
Fees:13.00 Taxes:536.13
20070305-0026409

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Delvin L. Donaldson and Katrice N. Donaldson<br>700 Shandale Drive<br>Madison, TN 37115 | First Franklin<br>Financial Corp.<br>320 Seven Springs Way<br>Brentwood, TN 37027 | Map 43-01 Group A<br>Parcel 1<br>Ste 200 |

For and in 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,

**Terry McDonald and wife, Rachel McDonald**

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

**Delvin L. Donaldson and wife, Katrice N. Donaldson**

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 BEING ALL OF LOT NO. 47, ON THE FINAL PLAT FOR SECTION FOUR, SHANNON PLACE, PLAT OF RECORD IN INSTRUMENT NO. 20010423-0040003 AND RECORDED FOR CORRECTION PURPOSES IN INSTRUMENT NO. 20010502-0044879, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO TERRY MCDONALD AND WIFE, RACHEL MCDONALD BY DEED FROM CHARLES E. RHOTEN AND WIFE, CAROLE RHOTEN, DATED MAY 1ST, 2001, AND OF RECORD IN INSTRUMENT NO. 20010503-0045518, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2007 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.
3) Property is subject to all matters affecting said premises as contained in Instrument No. 20010423-0040003 and revised in Instrument Number 20010502-0044879, Register's Office for Davidson County, Tennessee.
4) Property is subject to Charter, By-Laws and Restrictions of record in Instrument No. 20010328-0030046 Register's Office for Davidson County, Tennessee, including liens for assessments as provided therein, easements and restrictions as contained therein, said Register's Office.
5) Property is subject to a Storm Water Detention Agreement of record in instrument number 20010328-0030045, said Register's Office.

This is improved property known as: 700 Shandale Drive, Madison, TN 37115
(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 our hand(s) this 27 day of February, 2007

Terry McDonald

Rachel McDonald

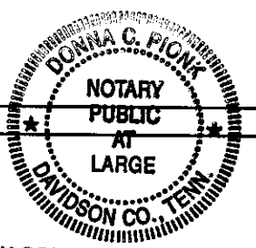
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Terry McDonald and Rachel McDonald, with whom I am personally acquainted, (or who 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, at office, this 27th day of February, 2007.

Donna C. Pionk
NOTARY PUBLIC

My Commission Expires:




MY COMMISSION EXPIRES:
JAN 26, 2008

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076