WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/26/07 15:20 2 pgs
Fees:13.00 Taxes:851.00

20070326-0036286

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $260,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 12TH DAY OF MARCH, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3-2010

AMANDA MAINE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 07-01998 DANIELS NMA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Linda Daniels	MortgageIt, Inc.	083-14-0-180.00
264 Glen Dr.	4170 Ashford Dunwoody Rd Suite 550	
Sausalito, CA 94965	Atlanta,GA 30319	

FOR AND 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, WE,

CYNTHIA S. AUGUSTINE AND EDWARD DONAHUE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

John Stewart, and wife, **LINDA DANIELS** , as joint tenants

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1616 Fatherland Street, Nashville, TN 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the 12th day of March, 2007.

Cynthia S. Augustine

Cynthia S. Augustine

Edward Donahue by Cynthia S Augustine, attorney in fact

Edward Donahue
BY: Cynthia S. Augustine, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 12th day of March, 2007, before me personally appeared **Cynthia S. Augustine** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Edward Donahue** and acknowledged that she executed the same as the free act and deed of ~~said~~ **Edward Donahue**.

Witness my hand and official seal at Franklin, Tennessee

Notary Public

My Commission Expires:

NORA M. ADAMS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES OCTOBER 2, 2007

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Franklin, Tennessee, this 12th day of March, 2007.

Notary Public

My Commission Expires:

NORA M. ADAMS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES OCTOBER 2, 2007

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 81, PLAN OF LINDSLEY'S SUBDIVISION ON THE CHADWILL TRACT, as shown on plat of record in Plat Book 2, Page 24, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. - See below for more accurate description.

Being the same property conveyed to Cynthia S. Augustine and Edward Donahue, tenants in common with right of survivorship by Warranty Deed from William A. Baker, unmarried, recorded on the 1st day of November, 2005 in Instrument No. 20051101-0132150; QuitClaim Deed to William A. Baker, Unmarried, from Brian Krebs, Married, as recorded on the 12th day of August, 2005 in Instrument No. 20050812-0095777; QuitClaim Deed to Brian Krebs from James Thomas Pirtle and Nancy Elaine Pirtle, as recorded on the 24th day of June, 2005 in Instrument No. 20050624-0072742, in the Register's Office of Davidson County, Tennessee..

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated ornot have been assumed by the Grantee(s) herein.

This instrument is being executed in behalf of Cynthia S. Augustine and Edward Donahue pursuant to a power of attorney executed by the same on the 03/02/2007, and being filed for in Instrument #20070326-0036285, Register's Office for Davidson County, Tennessee.

*THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.

Legal Description

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of Lindsley's Subdivision on the Chadwill Tract, as of record in Plan Book 2, page 34, Chancery Court at Nashville, said Lot No. 81 fronts 50 feet on the southerly side of Fatherland Street formerly Van Sinderin Street, and runs back 148.3 feet on the east line and 149 feet on the west line to an alley on which it shows 50 feet.