THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** ~~**Record & Return To:**~~ ~~**First Title & Escrow Co., Inc.**~~ **FTEC File No. 26657-05-2007** ~~File Box 9B~~ PLEASE RETURN TO: WARRANTY TITLE INS CO. 165 INDIAN LAKE BLVD STE 106 HENDERSONVILLE, TN 37075	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $185,000.00 Affiant Subscribed and sworn to before me this, 1st day of June, 2007. Notary Public My Commission Expires JULY 19, 2008

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Douglas Haley Michael Hebert 701 Vanoke Drive Madison, TN 37115	Same.	Map and Parcel No.: 042130021.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kim H. McDonough, Susan Jane McDonough and Harold B. McDonough, Jr., as the sole heirs at law of Lillian K. McDonough, deceased** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Douglas Haley and Michael Hebert** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 701 Vanoke Drive, Madison, TN 37115

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 1st day of June, 2007.

Kim H. McDonough

Susan Jane McDonough

Harold B. McDonough, Jr.

Davidson County DEEDWARR
Recvd: 06/20/07 11:35 2 pgs
Fees:13.00 Taxes:684.50
20070620-0073666

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Kim H. McDonough, Susan Jane McDonough, and Harold B. McDonough, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of June, 2007.

Notary Public

My Commission Expires:

My Commission Expires JULY 19, 2008

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Section One Hedgewood Hills as of record in Plat Book 2900, page 135, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Harold B. McDonough and wife, Lillian K. McDonough, by deed dated November 20, 1967 from George Trammell and wife, Frances L. Trammell, of record in Book 4192, page 434, Register's Office for Davidson County, Tennessee. Harold B. McDonough and Lillian K. McDonough, both having since died. Harold B. McDonough having predeceased Lillian K. Mc. McDouough. Lillian K. McDonough left as her sole surviving heirs at law, Harold B. McDonough, Jr., Susan Jane McDonough and Kim H. McDonough. Affidavit of heirship of record as Instrument No. 20040901-0106096, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 2900, page 135, Register's Office for Davidson County, Tennessee.