Davidson County DEEDWARR
Recvd: 07/26/07 13:32 2 pgs
Fees:13.00 Taxes:412.55

20070726-0088870

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|**$111,500.00**
|_____
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|2ND DAY OF ~~June~~, 2007.
|_____
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES:
| (AFFIX SEAL)

Tabitha N. Calhoun STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Gregory & Jessica Tosh 710 Oakdell Avenue Madison, TN 37115	Taylor, Bean & Whitaker Mtg. P.O. Box 628204 Orlando, FL 32862-8204	Map 52.01 Parcel 234

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

Gregory S. Tosh and wife, Jessica L. Tosh

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:

BEING LOT NO. 18 OF BLOCK "A" ON THE MAP OF POWER AND ROTH'S SUBDIVISION, AS OF RECORD IN BOOK 843, PAGE 75, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 18 FRONTS 50 FEET ON THE WEST SIDE OF OAKDELL AVENUE AND RUNS BACK BETWEEN PARALLEL LINES TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO TERRY MCDONALD AND WIFE, RACHEL MCDONALD BY DEED FROM JAMES E. LUNSFORD AND WIFE, RUTH LUNSFORD AND JOAN BOWKER LUNSFORD, DATED JULY 31, 2006, AND OF RECORD IN INSTRUMENT NUMBER 20060803-0095175, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2007 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 843, Page 75, Register's Office for Davidson County, Tennessee.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 710 Oakdell Avenue, 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 2nd day of July, 2007.

Terry McDonald

Rachel McDonald

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Terry McDonald and wife, 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 2nd day of July, 2007.

Donna C. Pirtle
NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

MY COMMISSION EXPIRES: JULY 25 2008

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

After Recording
Return To:
ADVANTAGE TITLE & ESCROW
109 KENNER AVENUE
NASHVILLE, TN 37205
615-292-2665
2959
18b