Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $325,000.00

Affiant

RETURN TO:
PREPARED BY:

Subscribed and sworn to before me, this 28th day of September, 2007.

PRISCILLA C. URBANEK NOTARY PUBLIC AT LARGE DAVIDSON TN

Notary Public
My commission expires: May 24, 2008

03-0708-34938

Address of New Owner:	Send Tax Bills to:	Tax Information
Mark J. McDonald 713 Templeton Drive Nashville TN 37205	Countrywide Bank, FSB P.O. Box 660694 Dallas, TX 75266-0694	115-03-0-020.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Michael P. Grimes and wife, Patricia R. Grimes, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Mark J. McDonald and wife, Phoebe McDonald, hereinafter called the Grantees, their successors 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, being Lot No. 242, on the Plan of Brook Meade, Section VII, of record in Book 2331, Page 5, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael P. Grimes and wife, Patricia R. Grimes by deed from William M. Hutsell and wife, Patricia C. Hutsell, dated 07/25/88, recorded 07/26/88, of record in Book 7609, Page 792, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 713 Templeton Drive, Nashville, TN 37205

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 10/05/07 12:16 2 pgs
Fees:13.00 Taxes:1202.50
20071005-0118969

WITNESS my hand this 28th day of September, 2007.

Michael P. Grimes

Patricia R. Grimes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael P. Grimes and Patricia R. Grimes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 28th day of September, 2007.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09