03

Realty Title 48-A

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 $209,000.00

Pamela Hauchins
Affiant

Subscribed and sworn to before me, this 15th day of November, 2007.

Diane K. Mann
Notary Public
My commission expires: 2/22/09

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

Davidson County DEEDWARR
Recvd: 11/26/07 11:14 2 pgs
Fees:13.00 Taxes:773.30
20071126-0136955

03-0710-35027

Address of New Owner:	Send Tax Bills to:	Tax Information
Michael J. Warnock	Regions Bank	104-05-0-020
102 39th Avenue North	P. O. Box 2153	
Nashville TN 37209	Birmingham, AL 35287-2520	

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, Rodger E. McDonald and wife, Nancy A. McDonald devisees under the Last Will and Testament of Vera McDonald, deceased, and Rodger E. McDonald, Executor of the estate of Vera McDonald, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Michael J. Warnock, 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. 69 on the Plan of part of West Grove Subdivision, of record in Book 421, Page 109, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mary A. Wilcox and Vera McDonald and Lera McDonald to each an undivided one-third interest by deed from R.W. McKinney and wife, Grady E. McKinney, dated 09/27/1952, recorded 09/30/1952 in Book 2096, Page 119, Register's Office for Davidson County, Tennessee. Mary A. McDonald (formerly Mary A. Wilcox) conveyed her interest in subject property to Vera McDonald and Lera McDonald as tenants in common with right of survivorship by quitclaim deed of record in Book 8047, Page 443, said Register's Office. Lera McDonald subsequently died. Vera McDonald conveyed subject property to Vera McDonald and Wayne McDonald as joint tenants with right of survivorship by quitclaim deed of record in Book 11454, Page 568, said Register's Office. Wayne McDonald conveyed his interest in subject property to Vera McDonald by quitclaim deed of record in Instrument No. 20041201-0143121, said Register's Office. Vera McDonald died testate and by Last Will and Testament of record in the Probate Court Clerk's Office for Davidson County, Tennessee, Docket No. 07P-396 subject property was devised to Rodger E. McDonald and wife, Nancy A. McDonald devisees under the Last Will and Testament of Vera McDonald, deceased.

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 102 39th Avenue North, Nashville, TN 37209

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.

WITNESS my hand this 15th day of November, 2007.

Rodger E. McDonald, devisee
under the Last Will and Testament
of Vera McDonald, deceased

Nancy A. McDonald, devisee
under the Last Will and Testament
of Vera McDonald, deceased

Rodger E. McDonald, Executor of
The Estate of Vera McDonald, deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Rodger E. McDonald and Nancy A. McDonald, devises under the Last Will and Testament of Vera McDonald, deceased, 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 and in the capacity thereof.

Witness my hand in Nashville, TN, this 15th day of November, 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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Rodger E. McDonald Executor of the Estate of Vera McDonald, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained and in the capacity thereof.

Witness my hand in Nashville, TN, this 15th day of November, 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