Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $114,000.00

Affiant

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

Memorie K. White

Notary Public
My commission expires: 9-19-09

MEMORIE K. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires September 19, 2009

15-0711-151306

Address of New Owner:	Send Tax Bills to:	Tax Information
Crystal Gallagher	Suntrust Mortgage, Inc.	052-01-0-129.00
517 Idlewild Avenue	P.O. Box 79041	
Madison TN 37115	Baltimore, MD 21279-0041	

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, Paul R. McDonald, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Crystal Gallagher, unmarried, 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. 8, and the northerly 1/2 of Lot No. 7, of Block "F", on the Plan of Crittenden Estates, of record in Book 974, Page 69, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said lot and part of lot adjoin and front together 82 1/2 feet on the east side of Idlewild Avenue and run back 139.25 feet on the northerly line of Lot 8, and 139.4 feet more or less on the south line of said part of Lot 7, to a dead line, measuring 82.5 feet thereon.

Being the same property conveyed to Paul R. McDonald, a single person by deed from Charles J. Mastin and wife, Elsie Belle Mastin, dated July 14, 1959, recorded July 23, 1959, of record in Book 2926, Page 471, 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.

Betty J. McDonald, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

This property is improved property known as 517 Idlewild Avenue, Madison, TN 37115

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: 12/03/07 10:03 2 pgs
Fees:13.00 Taxes:421.80
20071203-0139578

WITNESS my hand this 29th day of November, 2007.

Paul R. McDonald

Betty J. McDonald

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Paul R. McDonald and Betty J. McDonald, 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 Hermitage, TN, this 29th day of November, 2007.

Amanda Vaughn
State of Tennessee at Large

My Commission expires: 1/24/09

