Davidson County DEEDWARR
Recvd: 01/08/08 16:00 2 pgs
Fees:13.00 Taxes:703.00
20080108-0002419

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $190,000.00.

Deborah Woksa
Affiant

Subscribed and sworn to before me, this the 2nd day of August, 2007.

J. Brandon Miller
Notary Public

My commission expires: 11-22-10

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Deborah Woksa	Deborah Woksa	Map: 83-6
801 North 16th Street	1403 Eastland Avenue	Parcel: 47
Nashville, TN 37206	Nashville, TN 37206	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DUSTY DONALDSON, EXECUTRIX FOR THE ESTATE OF THOMAS DEE DONALDSON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DEBORAH WOKSA, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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 part of Lot No. 1 on the Map showing Subdivision of Lots Nos. 8-9-10 and Part of Lot No. 7 in Block 'A', Lots No. 13-14 in Block "B", all of Block "C" in Subdivision of Weakley Place, of record in Book 161, page 131 as amended in Book 547, page 12, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at the northeast corner of 16th St., or Porter Avenue, and Franklin Street, being the S. W. Corner of said Lot No. 1; thence with the easterly margin of 16th Street northerly 75 feet to a point; thence easterly with a line, said line being parallel with the line between said Lot No. 1 and Lot No. 2, 150 feet to a point in the westerly margin of an alley; thence with the westerly margin of said alley southerly 75 feet to the northerly margin of Franklin Street; thence westerly with the northerly margin of said street 150 feet to the beginning.

Being the same property conveyed to Thomas Donaldson and wife, Margaret H. Donaldson by deed from Cornelia Knight, unmarried, of record in Book 7143, page 125, Register's Office for Davidson County, Tennessee. The said Margaret H. Donaldson having since died August 19, 2006 and Thomas Donaldson, also known as Tommy Dee Donaldson, having subsequently died January 26, 2007, leaving a Will, Docket No. 07P196, in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 801 North 16th Street, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of August, 2007.

Dusty Donaldson Executrix for A Estate of Thomas Dee Donaldson

Dusty Donaldson, Executrix for the
Estate of Thomas Dee Donaldson

STATE OF N. C.
COUNTY OF Guilford

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Dusty Donaldson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Executrix of the Estate of Thomas Dee Donaldson, and that he/she, acting in such capacity, and authorized to do so, executed the foregoing instrument on behalf of said Estate for the purposes therein contained.

Witness my hand and seal this 2nd day of August, 2007.

Notary Public

My Commission Expires: May 30, 2010

OFFICIAL SEAL
B. MOUNETHAVINH PENLEY
NOTARY PUBLIC-NORTH CAROLINA
COUNTY OF GUILFORD
My Commission Expires May 30, 2010