Davidson County DEEDWARR
Recvd: 08/04/08 15:38 2 pg
Fees:13.00 Taxes:1710.33
20080804-0080242

(1)

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

Return to:

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***462,250.00.

Affiant

Subscribed and sworn to before me this 31st day of July, 2008.

Notary Public

My Commission Expires: 9/30/09

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

ADDRESS OF NEW OWNER

Brent A. McDonald
4900 Elkins Avenue
Nashville, Tennessee 37209

SEND TAX BILLS TO

New Owner

MAP & PARCEL NOS.

MAP 091-15-0
PARCEL 271.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Four Hundred Sixty Two Thousand Two Hundred Fifty and 00/100 Dollars ($***462,250.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Beth A. Fortune, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Brent A. McDonald and wife, Morgan F. McDonald, (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:

BEGINNING at the northwest corner of Second Avenue (now Elkins Avenue) and Eighth Street (now 49th Avenue) and running thence westwardly 50.0 feet along the northern margin of Second Avenue (now Elkins); thence at right angles northwardly and parallel with Eighth Street (now 49th Avenue) 150.0 feet to the southern margin of an alley 25.0 feet wide; thence eastwardly along the southern margin of said alley 50.0 feet to the west margin of Eighth Street (now 49th Avenue); thence at right angles southwardly along the west margin of Eighth Street (now 49th Avenue) 150.0 feet to the beginning point.

BEING the same property conveyed to Beth Fortune and Mindy A. Hobbs, both unmarried, by Warranty Deed dated August 30, 2002, from Faye S. Thompson, unmarried, of record as Instrument No. 20020911-0110610 in the Register's Office for Davidson County, Tennessee; the said Beth Fortune and Mindy A. Hobbs, both unmarried, having since conveyed said property to Beth A. Fortune, unmarried, by Quitclaim Deed dated October 26, 2005, of record as Instrument No. 20051101-0131750 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4900 Elkins Avenue, Nashville, Tennessee 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 and assigns, forever.

GRANTOR COVENANTS with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her 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.

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

IN WITNESS WHEREOF I have hereunto set my hand on this the 31st day of July, 2008.

Beth A. Fortune

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Beth A. Fortune, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of July, 2008.

Notary Public

My Commission Expires: 9/30/2009

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY