THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 28864-06-2009** ~~**Record & Return To:**~~ ~~**Foundation Title & Escrow**~~ ~~**1912 21st Avenue South**~~ ~~**Nashville, TN 37212**~~	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $295,000.00. Jay Samuel Marcy Affiant Subscribed and sworn to before me this 9th day of July, 2009. Notary Public My Commission Expires: MAY 8, 2012

WARRANTY DEED

Address New Owner: Emily N. Donisi 5620 Stoneway Trail Nashville, TN 37209	**Send Tax Bills To:** Pinnacle National Bank 211 Commerce St. Suite 300 Nashville TN 37201	**Tax Information:** Map and Parcel No.: 10306018200

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jay Samuel Marcy and wife, Emily P. Marcy**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Emily N. Donisi, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5620 Stoneway Trail, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 9th day of July, 2009.

Jay Samuel Marcy

Jay Samuel Marcy

Emily P. Marcy

Emily P. Marcy

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jay Samuel Marcy and Emily P. Marcy**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of July, 2009.

Notary Public

My Commission Expires: MAY 8, 2012

BILL GARRETT, Davidson County
Trans: T20090049532 DEEDWARR
Recvd: 07/22/09 13:52 2 pgs
Fees: 13.00 Taxes: 1091.50

20090722-0068840

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Brookside Courts Addition No. 3, as of record in Plat Book 1835, page 107, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Jay Samuel Marcy and wife, Emily P. Marcy by Deed dated 4/29/05 from James A. Stein, Jr. and wife, Elizabeth Dupree Stein of record in Instrument No. 20050503-0049522, Register's Office for Davidson County, Tennessee.

Together with permanent easements for Driveway purposes as more fully described in Book 5312, page 784, and Book 5322, page 382, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2009, a lien, but not yet due and payable. Map and Parcel No. 10306018200.
2. All matters appearing on the Plan of record as Book 1835, page 107, Register's Office for Davidson County, Tennessee.
3. Easements for Driveway purposes of record in Book 5312, page 784, and Book 5322, page 382, Register's Office for Davidson County, Tennessee.

Return TO:

Foundation Title and Escrow, LLC
9175 Carothers Parkway
Suite 110
Franklin, TN 37067