THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 28972-08-2009** **Record & Return To:** **Rudy Title & Escrow** **2012 21st Ave. S.** **Nashville, TN 37212**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $440,000.00. Affiant Subscribed and sworn to before me this 1st day of September, 2009. Notary Public My Commission Expires: 7-24-10

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Myles Andrew MacDonald Joan Spranger MacDonald 807 Forest Acres Drive Nashville, TN 37220	New Owner	Map and Parcel No.: 14614003300

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, **M. Catherine Smith**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Myles Andrew MacDonald and wife, Joan Spranger MacDonald** ("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 807 Forest Acres Drive, Nashville, TN 37220

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 1st day of September, 2009.

M. Catherine Smith

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **M. Catherine Smith**, 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, at office, this 1st day of September, 2009.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

BILL GARRETT, Davidson County
Trans:T20090061956 DEEDWARR
Recvd: 09/09/09 15:48 2 pgs
Fees:13.00 Taxes:1628.00

20090909-0084643

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Section One, Forest Acres Subdivision, as of record in Plat Book 1130, page 104, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to M. Catherine Smith, unmarried by Deed dated November 15, 2005 from Joyce M. Cargile and husband, William R. Cargile, Sr. of record in Instrument No. 20051116-0138669, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2009 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7720, page 783, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 1130, page 104, Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212