07

Realty Title

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $251,000.00. Affiant Subscribed and sworn to before me, this the 8th day of September, 2009. Notary Public My commission expires: 11-7-2012 (AFFIX SEAL)

DEBORAH K. DEVINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
MICHAEL MCDONALD **C/O BERNIE GUDVI**	**Suntrust Mortgage, Inc**	**Map 103-04 Parcel 106**
15200 VENTURA BLVD #200	**901 S[illegible]MES AVENUE**	
SHERMAN OAKS, CA 91403	**RICHMOND, VA 23224**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Martha J. Moore, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Scarlett Kathryn McDonald, an unmarried woman, as to an undivided 50% interest (the "Individual Interest), and Michael McDonald and wife, and Amy McDonald, as tenants by the entirety as to an undivided 50% interest (the "Entirety Interest"), the said Individual Interest and Entirety Interest, as they relate to each other, being held as joint tenants with right of survivorship

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:

LAND in Davidson County, Tennessee, being Lot No. 8 of Block 3 on the Map of Part of Sylvan Park , of record in Book 332, Page 104, Register's Office for Davidson County, Tennessee, described as follows.

BEING the same property conveyed to Martha J. Moore, by Deed from Patrick L. McCrummen, married, of record in Instrument No. 20021003-0120554, Register's Office for Davidson County, Tennessee.

TOGETHER WITH, an easement to allow the placement and maintenance of a fence to serve the above described property as created by instrument recorded as Instrument No. 20021003-0120553, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein. The easement recited above is subject to the lien of a Deed of Trust recorded as Instrument No. 20020102-0000423, said Register's Office.

This is improved (__X__) Unimproved (____) property, known as **4502 Utah Avenue, Nashville, TN 37209**

BILL GARRETT, Davidson County
Trans: T20090062347 DEEDWARR
Recvd: 09/11/09 10:43 2 pgs
Fees: 13.00 Taxes: 928.70
20090911-0085129

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 that we are lawfully seized 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; and we do further covenant and bind ourselves, our 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. 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.

Witness my/our hand(s) this 4 day of **September, 2009.**

Martha J Moore
Martha J. Moore

STATE OF NC)
COUNTY OF Durham)

Personally appeared before me, a Notary Public of said County and State, **Martha J. Moore,** the within named sellers, 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 and official seal at Durham (city), NC (state), this 4 day of **September, 2009.**

Denise Stinnett Miles
Notary Public

My Commission Expires: 4/3/2011

DENISE STINNETT MILES NOTARY PUBLIC DURHAM COUNTY, N.C.

Return to:
Realty Title & Escrow Company, Inc.
206A Cool Springs Blvd., Ste 107
Franklin, TN 37067