BILL GARRETT, Davidson County
Trans:T20090067429 DEEDWARR
Recvd: 10/05/09 08:16 3 pgs
Fees:18.00 Taxes:223.85
20091005-0092010

THIS INSTRUMENT PREPARED BY:
HAYNES & FREEMAN, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map- Parcel No.
JULIE COTHERN 1605 Riverside Drive Nashville, TN 37216	Same	072-15-0-212.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN MARK MCDONALD and wife, SUE J. MCDONALD**, have this day bargained and sold, and do hereby transfer and convey unto the said **JULIE COTHERN, an unmarried person**, her successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land being located in Davidson County, Tennessee, being Lot No. 36 on the Map of Riverside Drive Subdivision, of record in Book 974, page 60 and 61, said Register's Office.

Said Lot No. 36 fronts 50 feet on the easterly side of Riverside Drive and runs back between lines, 190 feet more or less on the northerly line and 186.3 feet more or less on the southerly line, to a dead line on which it measures 50 feet.

Being the same property conveyed to LUCILLE G. MCDONALD, UNMARRIED, by deed from FRANK B. DUNN AND WIFE, GENEVA DUNN, of record in Book 2548, page 387, dated July 30, 1956, said Register's Office. The said Lucille G. McDonald a/k/a Lucille G. Totty having since died. The Will of Lucille G. Totty a/k/a Lucille G. McDonald of record in Volume No. 06P-1191, Davidson County Probate Court Clerk's Office devised subject property to Ray B. Totty, as to his natural life or during his widowerhood and John Mark McDonald and Oscar Henry McDonald. The said Oscar Henry McDonald having since died. Affidavit of Inheritance of record in Instrument No. 20080804-0079594 vest property into John Mark McDonald, 100% owner in fee simple and Ray B. Totty, terminable upon his death

or remarriage. The said Ray B. Totty having since died. The said Sue J. McDonald, spouse of John Mark McDonald, joins in this conveyance to convey any marital interest she may have.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $60,500.00.
Subscribed and sworn to before me, Julie Colburn
this 29 of September, 2009. Affiant
My Commission Expires: 02/26/2013 Notary Public

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This is improved property located at 1605 Riverside Drive, Nashville, Davidson County, Tennessee 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, her (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her (successors), heirs and assigns, against the lawful claims of all persons.

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.

Witness our hands this 29 day of September, 2009.

JOHN MARK MCDONALD

Sue J. McDonald
SUE J. MCDONALD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **JOHN MARK MCDONALD and SUE J. MCDONALD**, the within named bargainors, 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 Goodlettsville, Tennessee, this the 29 day of September, 2009.

NOTARY PUBLIC

My Commission Expires: 02/26/2013

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY